

STATE OF SOUTH CAROLINA,
County of GREENVILLE

RONNIE S. TAYLOR, JR.
S.M.C.

KNOW ALL MEN BY THESE PRESENTS That COTHRAN & DARBY BUILDERS, INC.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Twenty One Thousand Nine Hundred Fifty and No/100 (\$21,950.00) - - - - dollars, and the assumption of that certain mortgage set out below: to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

J. COY CLAYTON, JR. AND CLARA Z. CLAYTON, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the easterly intersection of Stone Ridge Road and Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 237, on plat entitled "Map No. 4, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, at page 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, said pin being the joint front corner of Lots Nos. 237 and 238 and running thence with the common line of said lots S. 31-37-33 E. 152.54 feet to an iron pin, the joint rear corner of Lot Nos. 237 and 238; thence S. 56-21-59 W. 140 feet to an iron pin on the northeasterly side of Stone Ridge Road; thence with the northeasterly side of Stone Ridge Road, N. 30-54-06 W. 64.7 feet to an iron pin; thence continuing with said road N. 29-55-00 W. 57.65 feet to the easterly intersection of Stone Ridge Road and Middle Brook Road; thence with said intersection N. 10-36-14 E. 38.48 feet to an iron pin on the southeasterly side of Middle Brook Road; thence with the southeasterly side of Middle Brook Road N. 54-58-21 E. 111.71 feet to an iron pin, the point of beginning.

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This conveyance is subject to a 5-foot drainage and utility easement on all side and rear lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any affecting the above described property.

For deed into grantor, see Deed 1025, page 597.

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$45,000.00, on that certain mortgage given by the grantor herein to Carolina Federal Savings and Loan Association, in the face amount of \$52,800.00, dated October 9, 1975, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1350, page 826.

GRANTEES TO PAY 1976 TAXES.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers. John C. Cothran, Vice President,

on this the 26th day of February seventy-six.

in the year of our Lord one thousand, nine hundred and COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

By John C. Cothran, Vice President (L.S.)

Elizabeth M. Williams

and

STATE OF SOUTH CAROLINA,
County of GREENVILLE



PERSONALLY appeared before me the undersigned witness and made oath that she saw John C. Cothran as Vice President and of Cothran & Darby Builders, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 26th day of February, 1976 A. D. Notary Public for South Carolina. My Commission Expires: 7/16/85



44.00
Greenville County
24.20

RECORDED MAR 1 '76

at 4:52 P.M. 22018

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