

TITLE TO REAL ESTATE-Prepared by *STEPHENSON & JOHNSON*, Attorneys at Law, Greenville, S. C.

VOL 1032 146 970

STATE OF SOUTH CAROLINA, *RONNIE S. TANKERSLEY*
County of GREENVILLE, R.H.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 Thousand Five Hundred and No/100 (\$20,500.00) and assumption of that certain mortgage set forth 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 RALPH L. OGDEN and LYRIC P. OGDEN, 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 southerly intersection of Silver Creek Road and Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 254 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, page 18, 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 253 and 254 and running thence with the common line of said lots S. 34-54-45 E. 182.07 feet to an iron pin, the joint rear corner of Lots 253 and 254; thence N. 37-58-27 E. 165.19 feet to an iron pin on the southwesterly side of Silver Creek Road; thence with the southwesterly side of Silver Creek Road N. 49-15-00 W. 130 feet to an iron pin at the intersection of Silver Creek Road and Middle Brook Road; thence with said intersection N. 87-38-44 W. 32.2 feet to an iron pin on the southeasterly side of Middle Brook Road S. 48-15-25 W. 100.78 feet to an iron pin the point of beginning.

-195-534.3-1-6

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property, and is subject to a 10 foot drainage across the rear lot line.

For deed into grantor, see Deed Book 1021, page 692.

GRANTEES TO PAY 1976 TAXES.

Greenville County
Stamps
Paid \$22.55
A.L. No. 300 Sec. 1

As a part of the consideration herein the grantees do hereby assume and agree to pay the balance due of \$50,000.00, on that certain mortgage given by the grantor herein to Security Federal Savings & Loan Association in the face amount of \$50,000.00, dated July 18, 1975, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1344, page 456.

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 12th day of March in the year of our Lord one thousand, nine hundred and seventy-six.

Signed, sealed and delivered in the presence of:

Judith A. Porter
Elizabeth M. Alexander

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

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 12th day of March A. D. 19 76
Elizabeth M. Alexander (L.S.)
Notary Public for South Carolina.
My Commission Expires: 7/16/85

RECORDED MAR 15 '76 At 9:56 A.M. # 23289

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