

Lot No. 307, Silver Pine Court, Sugar Creek, Greer, S. C.
TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE CO. S. C.

DEC 20 11 12 AM '76

VOL 1048 PAGE 105

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that NELSON, KEITH & DARBY BUILDERS, INC.
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at
GREENVILLE, State of SOUTH CAROLINA, in consideration of
FIFTEEN THOUSAND TWO HUNDRED FIFTY-TWO AND 63/100 (\$15,252.63)-----Dollars,
AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto JOHN A. BINGHAM AND BARBARA D. BINGHAM, 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
Silver Pine Court and Silver Creek Road, near the City of Greenville,
S. C., being known and designated as Lot No. 307 on plat entitled "Map
No. 1, Section One, Sugar Creek" as recorded in the RMC Office for
Greenville County, S. C., in Plat Book 5D, at page 18, and having according
to said plat, the following metes and bounds, to-wit:

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— 195-534.3-1-61

BEGINNING at an iron pin on the northeasterly side of Silver Creek Road,
said pin being the joint front corner of Lots 306 and 307, and running
thence along the common line of said Lots N. 33-18-53 E. 150 feet to an
iron pin, the joint rear corner of Lots 306 and 307; thence along the
common line of Lots 307 and 308 N. 60-33-36 W. 143.84 feet to an iron pin
on the southeasterly side of Silver Pine Court; running thence with the
southeasterly side of Silver Pine Court S. 29-11-34 W. 14.38 feet to an
iron pin; thence continuing with said Court S. 28-56-44 W. 100 feet to an
iron pin at the intersection of Silver Pine Court and Silver Creek Road;
thence with the intersection of Silver Pine Court and Silver Creek Road
S. 14-49-01 E. 36.14 feet to an iron pin on the northeasterly side of
Silver Creek Road; thence with the northeasterly side of Silver Creek
Road S. 55-33-49 E. 107.97 feet to an iron pin, the point of beginning.

This Conveyance is subject to all restrictions, setback lines, roadways,
easements and right-of-ways, if any, affecting the above described property.

As a part of the consideration for this conveyance, the Grantees assume and
agree to pay, according to the terms thereof, that certain mortgage in favor
of Fidelity Federal Savings and Loan Association recorded in the R.M.C. Office
for Greenville County, S. C. in Mortgage Book 1306, Page 624 on which there
is a present outstanding balance of \$ 46,747.37 , being in the original sum
of \$47,950.00.

Derivation: Deed Book 996, Page 781 - Ellis J. Darby, Jr., M. Graham Proffitt,
III, and John Cothran Company, Inc.
4/5/74

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 20th day of December 1976. NELSON, KEITH & DARBY BUILDERS, INC.
SIGNED, sealed and delivered in the presence of: (SEAL)

John W. Arnsworth
Marian T. Skelton

A Corporation

By:

Ellis J. Darby Jr.
President

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY DOCUMENTARY TAX
DEC 20 1976 STAMP TAX 31.00 DEC 20 1976 DOCUMENTARY TAX 17.05

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other
witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of December 19 76

John W. Arnsworth (SEAL)

Notary Public for South Carolina.
My commission expires: 1/16/83

RECORDED this day of DEC 20 1976 at 11:12 A.M., No. 1048

534.3

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