

DEED TO REAL ESTATE BY A CORPORATION - Offices of Haynes, Smith, Ferry, Bryant, Marion & Johnston, Attorneys at Law, Greenville, S. C.

Grantees mailing address:

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

10 23 AM '79

1093-523

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 a principal place of business at Greenville, State of South Carolina, in consideration of Thirty-eight thousand, nine hundred fifty and no/100ths (\$38,950.00) and the assumption of the mortgage debt hereinafter referred to the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James G. Kahle and Jean L. Kahle, their Heirs and Assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Northeasterly side of Cliffwood Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 353 on plat entitled "Map No. 6, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H, at page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Cliffwood Lane said pin being the joint front corner of Lot Nos. 352 and 353 and running thence with the common line of said lots N. 52-38 E. 150 feet to an iron pin the joint rear corner of Lot Nos. 352 and 353; thence S. 37-22 E. 100 feet to an iron pin the joint rear corner of Lot Nos. 354 and 353; thence with the common line of said lots S. 52-38 W., 150 feet to an iron pin on the Northeasterly side of Cliffwood Lane; thence with the Northeasterly side of Cliffwood Lane N. 37-22 W. 100 feet to an iron pin, the point of the beginning.

-195 - 534.3 - 1 - 313

THIS conveyance is subject to a thirty (30) foot building line, a twenty-five (25) foot sewer easement across the rear lot line, and a five (5) foot drainage and utility easement rear and side lot lines, and is further specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and in addition is subject to any of the foregoing which may appear from an inspection of the premises.

THIS being the same identical property conveyed unto grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr., and John Cothran Company, Inc., dated December 4, 1978, recorded December 4, 1978, in the R.M.C. Office for Greenville County, S.C., in Deed Book 1093 at page 112.

Grantees herein agree to assume and pay the balance on that certain mortgage given by Cothran & Darby Builders, Inc., to Carolina Federal Savings and Loan Association dated December 4, 1978, recorded December 4, 1978, in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1452 at page 75. There is a balance due on said mortgage debt of \$49,000.00

Grantees agree to pay taxes on the subject property for the current year.

THE foregoing conveyance is subject to Restrictions of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 1092 at page 609. 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 grantees, and the grantees' heirs or successors and assigns, forever. And the grantor does hereby bind himself and his successors to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors, and against every person, whatsoever lawfully claiming or to claim the same to any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be hereunto set, and these presents to be subscribed by its duly authorized officers, this 30th day of March 1979.

Linda K. Asgett  
Mary S. Asgett

COCHRAN & DARBY BUILDERS, INC. SEAL  
John C. Cothran, Vice President

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned, Linda K. Asgett, and Mary S. Asgett, who are the wife and daughter of James G. Kahle and Jean L. Kahle, and acknowledged to me that they are the wife and daughter of James G. Kahle and Jean L. Kahle, and that they executed the foregoing instrument as their free and voluntary act and deed, and that they are not under any legal disability, and that they are not being coerced, unduly influenced, or otherwise wronged in the execution of the same.

Linda K. Asgett

RECORDED  
MAR 30 1979

523

4328 RV.2