

STATE OF SOUTH CAROLINA,
County of GREENVILLE

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 Ten Thousand Six Hundred Nine and 82/100 (\$10,609.82) dollars, and assumption of mortgage as 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 Charles C. Cockey, Jr. and Dolores M. Cockey, 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 southerly side of East Kenilworth Drive, near the City of Greenville, S. C., being known and designated as Lot No. 85 on Plat of Kingsgate, as recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, page 44 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of East Kenilworth Drive, said pin being the joint front corner of Lots 85 and 86 and running thence with the common line of said lots S 24-56 E 150.3 feet to an iron pin, joint rear corner of Lots 85 and 86; thence with the common line of said lots N 66-25 E 130.3 feet to an iron pin on the southwesterly side of Lambourn Way; thence with the southwesterly side of Lambourn Way N 16-35 W 106.9 feet to an iron pin; thence N 61-25 W 35.6 feet to an iron pin on the southerly side of East Kenilworth Drive; thence with the southerly side of East Kenilworth Drive S 73-46 W 126.15 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 herein, the grantees do hereby assume and agree to pay the balance due of \$29,840.18 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association in the face amount of \$30,000.00 dated and recorded October 29, 1969, in the RMC Office for Greenville County, S. C., in Mortgage Book 1140, page 635.

For deed into grantor, see Deed Book 878, page 407.



Greenville County
Stamps
Paid 12.10
Act No. 380 Sec 1

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 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 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, Ellis L. Darby, Jr., President

on this the 7th day of December in the year of our Lord one thousand, nine hundred and seventy.

COTHRAN & DARBY BUILDERS, INC.

Signed, sealed and delivered in the presence of:

Unita C. Yates
May...

By *Ellis L. Darby, Jr.* (L.S.)
President

and

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Ellis L. Darby, Jr. as President

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 (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7th day of December, A. D. 19 70
Unita C. Yates
Notary Public for South Carolina

My commission expires November 19, 1979.

Recorded December 9th, 1970 at 9:30 A. M. #13629

271-541.5-1-61