

Grantee's mailing address:

TITLE TO REAL ESTATE BY A CORPORATION
Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

111 Cliffwood Court
Greenville, S.C.
MAY 26 3 11 PM '79
R.M.C. OFFICE

RECORDED
MAY 26 1979

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 Twenty-four thousand, eight
hundred fifty (\$24,850.00) Dollars, 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 Bernd K. Scheumann, his Heirs and Assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements
thereon, lying and being on the Southeasterly side of Cliffwood Court near the City
of Greenville, South Carolina, being known and designated as Lot No. 362 on plat
entitled "Map No. 6, Sugar Creek" as recorded in the R.M.C. Office of Greenville,
South Carolina, in Plat Book 6-H, page 63, and having according to said plat, the
following metes and bounds, to-wit: -195-534.3--1-322

BEGINNING at an iron pin on the Southeasterly side of Cliffwood Court said pin
being the joint front corner of Lot Nos. 362 and 363 and running thence with the
common line of said lots S. 25-25 E. 169.95 feet to an iron pin the joint rear
corner of Lot Nos. 362 and 363; thence N. 36-05 E. 156.73 feet to an iron pin the
joint rear corner of Lot Nos. 361 and 362; thence with the common line of
said lots N. 53-55 W. 140 feet to an iron pin on the Southeasterly side of Cliffwood
Court; thence with the Southeasterly side of Cliffwood Court S. 36-05 W. 40 feet
to an iron pin; thence continuing with said court on a curve the chord of which
is S. 50-20 W. 36.93 feet to an iron pin the point of beginning.

THIS property is subject to a 25 foot sewer easement, a 30 foot building line,
a 5 foot drainage and utility easement across rear and side lot lines, and is speci-
fically made subject to any and all recorded rights-of-way, easements, 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.
The foregoing conveyance is made subject to Restrictions of record in the R.M.C. Office
for Greenville County, South Carolina, in Deed Book 1092 at page 609.

THIS is the same identical property conveyed unto grantor herein by deed of
M. GRAHAM PROFFITT, III, et al, dated January 10, 1979, recorded January 11, 1979,
in the R.M.C. Office for Greenville County, S.C., in Deed Book 1095 at page 194.

GRANTEE herein by his acceptance of this deed agrees to assume and pay the
balance on that certain mortgage given by Cothran & Darby Builders, Inc. to South
Carolina Federal Savings & Loan Association, Greenville, S.C., dated January 10,
1979, recorded January 11, 1979, of record in the R.M.C. Office for Greenville
County, South Carolina, in Mortgage Book 1454 at page 919. There is a current
balance due on said mortgage debt of \$60,100.00.

GRANTEE agrees to pay taxes on subject property for the current year.

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 himself and his 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 whatsoever 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
officer, this 23rd day of March 1979

SIGNED, sealed and delivered in the presence of

Handwritten signatures of Bernd K. Scheumann and Bernd K. Scheumann

SEAL
A Corporation
COTHRAN & DARBY BUILDERS, INC.
By *John C. Cothran*
John C. Cothran, Vice President

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned and made oath that she was the authorized Cor-
poration, by its duly authorized officer, who will and in its act and deed, defend the within action, deed and that she, with the other
members of said above, consented to the execution thereof.

SWORN to before me this 23rd day of March 1979

Notary Public
MAY 26 1979

RECORDED IN DEED BOOK 1095, Page 194, March 1979 at 3:11 P.M.

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