

T-1595
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

County Stamps Paid \$13.20
See Act No.380 Section 1

BOOK 859 PAGE 391
GREENVILLE CO. S. C.

JAN 6 10 49 AM 1969

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KNOW ALL MEN BY THESE PRESENTS, that **M. G. PROFFITT, 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 **Eleven Thousand Six Hundred
Sixteen and 24/100 (\$11,616.24)** Dollars,
and assumption of 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 **RICHARD S. WAGNER and ROTRAUT R. WAGNER, their heirs and assigns, forever:**

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being shown as Lot 10 on a plat of Pelham Estates, Section Two, recorded in the R. M. C. Office for Greenville County in Plat Book PPP, Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Providence Square at the joint front corner of Lots 10 and 11 and running thence with the common line of said lots, N. 21-17 E., 168.2 feet to an iron pin; thence N. 68-29 W., 262.65 feet to an iron pin; thence S. 25-16 E., 255.1 feet to an iron pin on the northerly side of Providence Square; thence with a curve of said Square (the chord of which is N. 74-51 E.) 32.2 feet to an iron pin; thence continuing with a curve in said Square (the chord of which is S. 70-21 E.) 25 feet to an iron pin; thence continuing with a curve in said Square (the chord of which is S. 41-41 E.) 30 feet to the point of beginning and being identically the same property conveyed to Grantor by Deed recorded in Deed Book 839 at Page 271.

As a part of the consideration for this transfer, Grantee agrees to assume payment of the balance due on that certain mortgage held by First Federal Savings & Loan Association recorded in Mortgage Volume 1086 at Page 128, the present balance of which is \$ 29,883.76

This conveyance is subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, appearing of record or on the recorded plat, which affects the property here inabove described.



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 3rd day of January 1969.

SIGNED, sealed and delivered in the presence of:

C. Will Bylsma
James K. Cass Jr.

M. G. PROFFITT, INC.

(SEAL)

A Corporation
By:

M. Graham Proffitt
President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's 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 3rd day of January 1969.

C. Will Bylsma (SEAL)
Notary Public for South Carolina.

My Commission Expires 1/1/71.

James K. Cass Jr.

RECORDED this 6 day of January 1969, at 10:49 A. M., No. 15950

200-5437-1-10