

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 6 2 25 PM '70
OLLIE FARNSWORTH
R.M.C.

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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
Thirteen Thousand and No/100 (\$13,000.00) Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

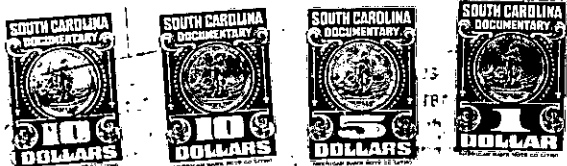
Charles S. Ellis, his heirs and assigns forever:

All that certain piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Providence Square, near the City of Greenville, being shown as Lot 30 on plat of Section 2 of Pelham Estates recorded in the R. M. C. Office for Greenville County in Plat Book PPP at Page 119, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Providence Square, joint front corner of Lots 29 and 30 and running thence along the joint line of said lots, S. 13-12 W. 210.1 feet to an iron pin on the line of Watson Orchard; thence along the subdivision line, N. 76-49 W. 150.0 feet to an iron pin at the rear corner of Lot 31; thence along the line of that lot, N. 13-12 E. 210.2 feet to an iron pin on the southern side of Providence Square; thence along the southern side of Providence Square, S. 76-48 E. 150.0 feet to the beginning corner; being the same conveyed to the granting corporation by McCall-Threatt Enterprises, Inc. by deed dated August 5, 1969.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, the grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of \$34,000.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1133 at Page 616, the balance due thereon being the sum of \$ 34,000.00 as of this date.



Greenville County
14.30

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 1st day of May 1970

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC. (SEAL)
A Corporation
By: M. Graham Proffitt
President
Secretary

Patrick H. Grayson
Mary S. Martin

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 1st day of May 1970

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires Nov. 17, 1979

Mary S. Martin

RECORDED this 6th day of May 1970 at 2:29 p. M., No. #24209

200-543.7-1-30