

FILED
GREENVILLE CO. S. C.

VOL 904 PAGE 483

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

DEC 16 10 55 AM '70
OLLIE FARNSWORTH
R. M. C.

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 its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Two Thousand Seven Hundred Fifty and no/100 (\$2,750.00) dollars,

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 Cothran & Darby Builders, Inc., its successors and assigns forever, its undivided one-third (1/3) interest in and to:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northeasterly side of Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 73 on plat entitled Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northeasterly side of Red Fox Trail, said pin being the joint front corner of Lots 73 and 74 and running thence with the common line of said Lots N 58-06 E 136 feet to an iron pin on edge of lake; thence with the edge of lake as line on a traverse line the chord of which is N 33-44 W 144.5 feet to an iron pin, the joint rear corner of Lots 72 and 73; thence with the common line of said Lots S 42-59 W 158 feet to an iron pin on the northeasterly side of Red Fox Trail; thence with the northeasterly side of Red Fox Trail S 47-01 W 55.4 feet to an iron pin; thence continuing with said Red Fox Trail S 39-25 E 50 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 869, page 25.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.



3.30

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, its successors, ~~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 its successors, ~~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, M. Graham Proffitt, III

on this the 16th day of December in the year of our Lord one thousand, nine hundred and seventy.

Signed, sealed and delivered in the presence of:

Jo Ann L. Stearn
Mary R. Johnson

M. G. PROFFITT, INC. (N. S.)

By *M. Graham Proffitt, III*
President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw M. Graham Proffitt, III President

of M. G. Proffitt, 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 16th day of December, A. D., 19 70

Jo Ann L. Stearn
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

(Continued on next page)

-202-540.7-1-73