R. M. C.

STATE OF SOUTH CAROLINA, County of Greenville

> M. G. Proffitt, Inc. KNOW ALL MEN BY THESE PRESENTS That

corporation chartered under the laws of the State of South Carolina and having its principal place of business at reenville in the State of South Carolina , for and in consideration of the Greenville

sum of Five Thousand One Hundred Sixty-Six and 67/100 (\$5,166.67) 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:

An undivided one-third (1/3) interest in and to that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 120 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 southerly side of Red Fox Trail, said pin being the joint front corner of Lots Nos. 120 and 121, and running thence with the common line of said lots S 3-49 E 168.9 feet to an iron pin, joint rear corner of Lots Nos. 120 and 121; thence S 81-50 E 33.9 feet to an iron pin; thence continuing S 82-48 E 66.3 feet to an iron pin, joint rear corner of Lots Nos. 119 and 120; thence with the common line of said lots N 9-4 E 185.8 feet to an iron pin on the southerly side of Red Fox Trail; thence with the southerly side of Red Fox Trail N 87-49 W 72 feet to an iron pin; thence continuing with Red Fox Trail N 86.11 W 68.2 feet to an iron pin, the point of beginning.

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

This conveyance is subject to a 20 foot drainage easement, a 25 foot sewer right of way, as shown on the recorded plat, and to all restrictions, setback lines, right of ways, easements and roadways, if any, affecting the above described property.

GRANTEE TO PAY 1971 TAXES.



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 grantec(s) hereinabove named,

To have and to note an analysing the person of the person of 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 the said premises unto the grantee(s) hereinabove named, and the said premises unto the grantee(s) hereinabove named, and the said premises unto the grantee(s) hereinabove named, and the said premises 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,

be subscribed	by its duly	authorized on	nceux,, M. G	ranam	Profitting III,
on this the	18th	day of	February	, ,	in the year of our Lord one thousand, nine hundred and
seventy-	one.		•	()	M. G. PROFFITT INC, (LS)

Signed, scaled and delivered in the presence of:

My naham Inffitt III. By Resident Eurice D. Sholton maye & Joh

STATE OF SOUTH CAROLINA, County of Greenville

PERSONALLY appeared before me ....the undersigned witness... saw M. Graham Proffitt, III as President xxx of M. G. Proffitt, Inc. 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 ... She, with .... the other witness above  ${\tt subscribed}_{\tt loop}$  , witnessed the execution thereof.

SWORN to before me this	18th day
of February 1	A. D., 19 .7.1
of February Notary Public for South	Carolina.

Eunice D. Sholton

My Commission Expires November 19, 1979.

(Continued on Next Page)