

MAR 4 12 57 PM '71

VOL 910 PAGE 51

OLLIE FARNSWORTH
R. M. C.

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That M. G. Proffitt, Inc. and Cothran & Darby Builders, Inc. corporations 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 Eight Thousand Seven Hundred Fifty and no/100 (\$8,750.00) 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 **Balentine Brothers Builders, Inc., its successors and assigns forever:**

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the easterly side of Heatherbrook Road, near the City of Greenville, South Carolina; being known and designated as Lot No. 10 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 easterly side of Heatherbrook Road, said pin being the joint front corner of Lots 9 and 10 and running thence with the common line of said Lots S 82-56 E 165 feet to an iron pin, the joint rear corner of Lots 9 and 10; thence N 7-04 E 158 feet to an iron pin on the southerly side of King George Road; thence with the southerly side of said Road N 83-50 W 140 feet to an iron pin at the intersection of Heatherbrook Road and King George Road; thence S 51-38 W 35.6 feet to an iron pin on the easterly side of Heatherbrook Road; thence with the easterly side of Heatherbrook Road S 7-04 W 130.4 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot drainage easement across rear of lot and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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

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 grantee(s) hereinafter 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) hereinafter 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, President of M. G. Proffitt, Inc. and Ellis L. Darby, Jr., President of Cothran & Darby Builders, Inc.** on this the 4th day of March in the year of our Lord one thousand, nine hundred and seventy-one.
M. G. PROFFITT, INC.

Signed, sealed and delivered in the presence of:
Jo Ann L. Strom
Wayne R. Johnson

BY: *M. Graham Proffitt III* (L.S.)
~~xx~~ President
COTHRAN & DARBY BUILDERS, INC.
~~xxx~~ BY: *Ellis L. Darby Jr.*
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** as **President of M. G. Proffitt, Inc. and Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc.** corporation chartered under the laws of the State of **South Carolina** sign, seal with its corporate seal and as the ~~acc~~ 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 4th day of March, A. D., 19 71
Wayne R. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Jo Ann L. Strom

200-5407-1-10