

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

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

MAR 5 1 03 PM '71  
OLLIE FARNSWORTH  
R. M. C.

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 Nine Hundred Fifty and No/100 (\$8,950.00) 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 Jimmy O'Quinn, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southwesterly intersection of King George Road and Heatherbrook Road near the City of Greenville, South Carolina and being known and designated as Lot No. 49 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 King George Road, said pin being the joint front corner of Lots 49 and 50 and running thence with the common line of said Lots S 3-49 E 165 feet to an iron pin, the joint rear corner of Lots 49 and 50; thence N 86-11 E 211.4 feet to an iron pin on the southwesterly side of Heatherbrook Road; thence with the southwesterly side of Heatherbrook Road N 7-04 E 143 feet to an iron pin at the intersection of King George Road and Heatherbrook Road; thence N 43-23 W 31.8 feet to an iron pin on the southerly side of King George Road; thence with the southerly side of King George Road S 86-11 W 218.1 feet to an iron pin, the point of beginning.

This conveyance is subject to a 20 foot drainage easement 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.



Greenville County,  
Stamps  
Paid \$ 990  
Act No. 1

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, his 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 his 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. in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

*Jo Ann L. Storn*  
*Mayor*

BY: *M. Graham Proffitt III* (L.S.)  
President  
COTHRAN & DARBY BUILDERS, INC.  
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. their corporation chartered under the laws of the State of South Carolina sign, seal with their 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 2nd day of March, 1971 A. D.  
*Notary Public for South Carolina* (L.S.)  
My Commission Expires November 19, 1979.

(Continued on next page)

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