

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 915 PAGE 87

MAY 13 2 02 PM '71

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 a principal place of business at Greenville, State of South Carolina, in consideration of Forty-Eight Thousand and No/100 (\$48,000.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto David A. Lyttle and Bonny C. Lyttle, their 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, being known and designated as Lot No. 31 of a subdivision known as Foxcroft, Section 1 according to a plat thereof prepared by C. O. Riddle, Surveyor, dated September 15, 1969, recorded in the R. M. C. Office for Greenville County in Plat Book 4-F at Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Queen Ann Road, joint front corner of Lots 30 and 31 and running thence with the joint line of said lots, N. 3-49 W. 165 feet to an iron pin in the line of Lot 14; thence with the line of Lot 14, N. 86-11 E. 153.1 feet to an iron pin on the western side of Heatherbrook Road; running thence with the western side of Heatherbrook Road, S. 3-49 E. 140 feet to an iron pin at the intersection of Heatherbrook Road and Queen Ann Road; running thence with the curvature of said intersection, the chord of which is S. 41-11 W. 35.3 feet to an iron pin on the northern side of Queen Ann Road; thence with the northern side of Queen Ann Road, S. 86-11 W. 128.1 feet to the point of beginning;

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



County
52.80

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 13th day of May 1971

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Carol G. Abbott

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

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 13th day of May 1971

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.

Carol G. Abbott

My Commission Expires: 11/15/75

RECORDED this 13 day of May 1971 at 2:01 P. M., No. 27002