

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 12 10 25 AM '71
OLLIE FARNSWORTH
R. M. C.

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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
Ten Thousand, Five Hundred and No/100 (\$10,500.00) Dollars,
and assumption of mortgage set out below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Arthur J. O'Brien and Helen G. O'Brien, 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 91, of a subdivision known as Foxcroft, Section 1 as shown on Map No. 3 thereof recorded in the R. M. C. Office for Greenville County in Plat Book 4 F at Page 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Hunting Hollow Road, joint front corner of Lots 90 and 91 and running thence along the joint line of said lots, N. 37-51 E. 150 feet to an iron pin at the joint corner of Lots 89, 90 and 91; thence along the line of Lot 89, N. 19-50 E. 50.8 feet to an iron pin at a rear corner of Lot 92; thence along the line of that lot, N. 79-41 W. 196.5 feet to an iron pin on the eastern edge of Stonehedge Drive; thence along the eastern edge of Stonehedge Drive, S. 11-29 W. 55.5 feet to an iron pin; thence continuing along Stonehedge Drive, S. 17-28 W. 55.5 feet to an iron pin; thence across the intersection of Stonehedge Drive and Hunting Hollow Road, S. 24-01 E. 35.1 feet to an iron pin on the northern edge of Hunting Hollow Road; thence along the northern edge of Hunting Hollow Road, S. 53-06 E. 43 feet to an iron pin; thence continuing along the northern edge of Hunting Hollow Road, S. 55-48 E. 43 feet to an iron pin; thence continuing along the northern edge of Hunting Hollow Road, S. 52-09 E. 29.9 feet to the beginning corner;

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.

As a part of the consideration for this conveyance, the grantees expressly assume and agree to pay the balance due on that certain note and mortgage, in the original sum of \$42,000.00 executed by the grantor to the First Federal Savings and Loan Association of Greenville, S. C. and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1193 at Page 606, the balance due thereon being the sum of \$42,000.00 as of this date.



11.55

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 3rd day of June 1971.

SIGNED, sealed and delivered in the presence of:

Patrick H. Grayson
Mary D. Martin

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 3rd day of June 1971.

Patrick H. Grayson (SEAL)
Notary Public for South Carolina.
My Commission Expires: Nov. 13, 1979

Mary D. Martin

RECORDED this 14th day of June 1971 at 10:25 A. M., No. #30235