

SEP 17 4:21 PM '71
OLLIE FARMERS WORTH
R. M. C.

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

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc.

a corporation 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 Five Thousand and no/100 (\$5,000.00) 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 M. G. Proffitt, Inc., its successors and assigns forever:

An undivided two-thirds (2/3) interest in and to all that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the southerly side of Hunting Hollow Road near the City of Greenville, S. C., being known and designated as Lot No. 105 on plat of Foxcroft, Section I as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, at 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 Hunting Hollow Road, said pin being the joint front corner of Lots 104 and 105 and running thence with the common line of said Lots S 37-51 W 164 feet to a point in branch; thence with branch as line the traverse line being N 87-44 W 104 feet to an iron pin; thence N 32-12 W 48.3 feet to an iron pin, joint rear corner of Lots 105 and 106; thence with the common line of said Lots N 37-51 E 207.7 feet to an iron pin on the southerly side of Hunting Hollow Road; thence with the southerly side of Hunting Hollow Road S 52-09 E 130 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer line, a 10 foot drainage easement along side lot line and a 20 foot drainage easement along creek and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

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

GRANTEE TO PAY 1971 TAXES.



5.50

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, 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) hereinabove 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, Ellis L. Darby, Jr., President

on this the 8th day of September, in the year of our Lord one thousand, nine hundred and seventy-one.

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

COTHRAN & DARBY BUILDERS, INC. (L.S.)
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 Ellis L. Darby, Jr. as President

of Cothran & Darby Builders, Inc. a 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 s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8th day of September, A. D. 19 71.
Myrtle Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.

Jo Ann L. Strom

Recorded September 10, 1971 at 4:21 P. M., #7518

540.7

200-5407-1-105