

Dec 20 4 17 PM '71

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

STATE OF SOUTH CAROLINA, }
County of GREENVILLE }
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 its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Two Thousand Two Hundred Fifty and No/100 (\$2,250.00) 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 Cothran & Darby Builders, Inc., its successors and assigns forever, an undivided one-third (1/3) 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 Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 39 on plat of 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 Queen Ann Road, said pin being the joint front corner of Lots 38 and 39 and running thence with the common line of said lots S 3-49 E 165 feet to an iron pin, joint rear corner of Lots 38 and 39; thence S 86-11 W 127 feet to an iron pin, the joint rear corner of Lots 39 and 40; thence with the common line of said lots N 3-49 W 165 feet to an iron pin on the southerly side of Queen Ann Road; thence with the southerly side of Queen Ann Road N 86-11 E 127 feet to an iron pin, the point of beginning.

This conveyance is subject to a 10 foot drainage easement along side lot line, a 25 foot sewer easement 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.



Greenville County
2.75

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, M. Graham Proffitt, III, President on this the 7th day of December in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

Walter C. Yatta
Walter C. Yatta

M. G. PROFFITT, INC. (L.S.)
By *M. Graham Proffitt III*
and 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. 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 7th day of December A. D. 1971
Walter C. Yatta
Notary Public for South Carolina

My commission expires November 19, 1979
Deed Recorded December 20, 1971 at 1:17 P. M. 426502

200-540.7-1-39