

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C. VOL 956 PAGE 658

STATE OF SOUTH CAROLINA, ELIZABETH RIDDLE R.M.C. County of GREENVILLE

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 One and no/100 (\$1.00) and correction of deed 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 Chippendale Court, near the City of Greenville, S. C., being known and designated as Lot No. 69 on plat entitled "Final Plat Revised Map # 1, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4U, page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Chippendale Court, said pin being the joint front corner of Lots 69 and 70 and running thence with the common line of said lots S 29-40 E 230.9 feet to an iron pin, the joint rear corner of Lots 69 and 70; thence S 23-12 W 29 feet to an iron pin, the joint rear corner of Lots 69, 71 and 76; thence N 74-45 W 202 feet to an iron pin, the joint rear corner of Lots 68 and 69; thence with the common line of said lots N 2-13 W 156.2 feet to an iron pin on the southerly side of Chippendale Court; thence with the southerly side of Chippendale Court N 84-32 E 50 feet to an iron pin; thence continuing with said Court N 75-32 E 50 feet to an iron pin, the point of beginning.

For deed into grantor, see Deed Book 920, page 526.

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

Greenville County Stamps Paid \$ Act No. 380 Sec. 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, 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 as President of M. G. Proffitt, Inc. on this the 3rd day of October in the year of our Lord one thousand, nine hundred and seventy-two.

Signed, sealed and delivered in the presence of: Rosemary S. Watkins, Mary R. Johnson

(L. S.) M. G. PROFFITT, INC. By: M. Graham Proffitt, III, President

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that she saw M. Graham Proffitt, III as President and 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 3rd day of October, A. D. 19 72. Notary Public for South Carolina.

Rosemary S. Watkins

My Commission Expires: Nov. 19, 1979. Recorded Oct. 4, 1972 at 9:54 A.M. # 10158

200-540.9-1-69 (NOTE)

540.9