

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, ATTORNEYS AT LAW, GREENVILLE, S. C.

FILED  
GREENVILLE: CO. S. C.  
FEB 20 8 43 AM '73

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That COTHRAN & DARBY BUILDERS, INC. and 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 Eight Thousand Five Hundred Two and 50/100 (\$8,502.50) ----- 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 THOMAS E. TALLEY; MILES M. ADAIR and THOMAS S. TALLEY, their heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the northerly side of Merrifield Court near the City of Greenville, S. C., being known and designated as Lot 105 in plat entitled "Final Plat Revised, Map No. 1, Foxcroft, Section II," as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4N, Pages 36 and 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Merrifield Court, said pin being the joint front corner of Lots 104 and 105, and running thence with the common line of said lots S 13-58 W 188.1 feet to an iron pin the joint rear corner of Lots 104 and 105; thence S 71-50 E 102 feet to an iron pin the joint rear corner of Lots 105 and 106; thence with the common line of said lots N 22-35 E 180.9 feet to an iron pin on the southerly side of Merrifield Court; thence with the southerly side of Merrifield Court N 66-35 W 65 feet to an iron pin; thence continuing with said Court N 70-41 W 65 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 along side lot line and all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

GRANTEE TO PAY 1973 TAXES.



Greenville County  
Stamps  
Paid \$ 9.90  
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, their 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 their 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., as President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, as President of M. G. Proffitt, Inc. on this the 14th day of February in the year of our Lord one thousand, nine hundred and seventy-three.

Signed, sealed and delivered in the presence of:

*Elizabeth M. Ledell*  
*W. May R. Johnson*

By: *Ellis L. Darby Jr.* (I.S.)  
President  
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 s/he saw Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc. and M. G. 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 14th day of February A. D. 1973  
*W. May R. Johnson*  
Notary Public for South Carolina.

My Commission Expires: Nov. 19, 1979

*Elizabeth M. Ledell*

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