

FILED
GREENVILLE, CO. S. C.

VOL 974 PAGE 415

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

STATE OF SOUTH CAROLINA,

County of GREENVILLE

BOBBIE S. TANKERSLEY
Notary Public

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 TERRY G. CLINE COMPANY, its successors and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Devenger Road, near the City of Greenville, S. C., being known and designated as Lot No. 16 on plat entitled "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 Devenger Road, said pin being the joint front corner of Lots 16 and 17 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 16 and 17; thence N 86-11 E 135 feet to an iron pin, joint rear corner of Lots 16 and 15; thence with the common line of said lots N 3-49 W 165 feet to an iron pin on the southerly side of Devenger Road; thence with the southerly side of Devenger Road S 86-11 W 135 feet to an iron pin, the point of beginning.

- 200-540.7-1-16

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

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

GRANTEE TO PAY 1973 TAXES.



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 of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, President of M. G. Proffitt, Inc. on this the 9th day of May in the year of our Lord one thousand, nine hundred and seventy-three.

Signed, sealed and delivered in the presence of:

Rosemary S. Watkins
M. G. Proffitt III

COTHRAN & DARBY BUILDERS, INC. (L.S.)

By *Ellis L. Darby Jr.* President
and *M. G. Proffitt, III* President
By *M. Graham Proffitt III*

STATE OF SOUTH CAROLINA,

County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that she saw Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc. and 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 9th day of May, A. D., 1973.
M. G. Proffitt III (L.S.)
Notary Public for South Carolina.
My Commission Expires: Nov. 19, 1979.

Rosemary S. Watkins

Deed Recorded May 11, 1973 at 3:19 P. M., # 32276