

TITLE TO REAL ESTATE--Prepared by Kendrick, ^{JUN 18 2 33 PM '73} Stephen & Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

VOL 977 PAGE 97

KNOW ALL MEN BY THESE PRESENTS, that M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., a South Carolina corporation

in consideration of Six Thousand and no/100 (\$6,000.00) ----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Vaughn Realty Inc., 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 northerly side of East Woodburn Drive, being known and designated as Lot No. 45 on plat entitled "Final Plat, Seven Oaks", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the joint front corner of Lots 44 and 45, said iron pin being on the northerly side of East Woodburn Drive and running thence N 31-11 W 146.35 feet to an iron pin, joint rear corner of Lots 44 and 45; turning and running thence S 58-42 W 90.6 feet to an iron pin, joint rear corner of Lots 45 and 46; turning and running thence S 33-20 E 149.1 feet to an iron pin, joint front corner of Lots 45 and 46; turning and running thence with the northerly side of East Woodburn Drive N 56-53 E 85 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 923, page 153.

-276-T2.1-1-45

This conveyance is subject to a 30 foot building setback lines, a 5 foot drainage and utility easement and all restrictions setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEES TO PAY 1973 TAXES.



Greenville County
Staraps 660
Paid \$
Act No. 380 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 18th day of

June 1973
M. Graham Proffitt (SEAL)
M. Graham Proffitt, III

SIGNED, sealed and delivered in the presence of:

Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr.

Robert C. Wilton, Jr.
Robert C. Wilton, Jr.

John Cothran Company, Inc. (SEAL)
John Cothran Company, Inc.

Paul C. [Signature] (SEAL)
President

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of June 1973

Robert C. Wilton, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: March 15, 1982.

Robert C. Wilton, Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of June 1973.

Robert C. Wilton, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: March 15, 1982.

Rhoda R. Proffitt
Rhoda R. Proffitt
Lillian C. Darby
Lillian C. Darby

RECORDED this _____ day of _____ 1973, at _____ M., No. _____

(Continued on next Page)