

RECORDED  
GREENVILLE, CO. S. C.  
OCT 3 4 30 PM '73  
S. STANKERSLEY  
R.M.C.

VOL 985 PAGE 395

TITLE TO REAL ESTATE-Prepared by KENNEDY, STEVENSON & JOHNSON, Attorneys at Law, Greenville, S. C.  
STATE OF SOUTH CAROLINA,  
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. corporations chartered under the laws of the State of South Carolina and having their principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Eight Thousand Nine Hundred Fifty and No/100 (\$8,950.00) 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 Ernest P. Phillips and Lily B. Phillips, 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 Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 49 on plat entitled "Final Plat Revised, Map # 2, 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:

-200-540.9-1-49

BEGINNING at an iron pin on the northerly side of Queen Ann Road, said pin being the joint front corner of Lots 48 and 49 and running thence with the common line of said lots N 3-38 W 267 feet to an iron pin, the joint rear corner of Lots 48 and 49; thence S 89-29 W 30 feet to an iron pin, the joint rear corner of Lots 49 and 51; thence S 26-21 W 106.8 feet to an iron pin; thence S 16-46 E 158.3 feet to an iron pin on the northerly side of Queen Ann Road; thence with the northerly side of Queen Ann Road S 77-28 E 71 feet to an iron pin; thence continuing with said Road S 87-27 E 71 feet to an iron pin, the point of beginning.

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

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of ways, if any, affecting the above described property.

GRANTEES TO PAY 1973 TAXES.

1800  
Greenville County  
Stamps  
Paid \$ 990  
Act No. 369 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) hereinafter 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) hereinafter 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., President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, President of M. G. Proffitt, Inc. on this the 14th day of May in the year of our Lord one thousand, nine hundred and seventy-three.

Signed, sealed and delivered in the presence of  
*Ernest P. Phillips*  
*Lily B. Phillips*

COTHRAN & DARBY BUILDERS, INC. (I.S.)  
By *Ellis L. Darby, Jr.* Pres.  
and *M. G. PROFFITT, INC.*  
By *M. G. Proffitt, III* Pres.

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. Graham Proffitt, III, as President of M. G. Proffitt, Inc. corporation chartered under the laws of the State of South Carolina, sign, seal with their corporate seal and as the organ and deed of said corporation 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 May A. D. 1973  
*Abner C. White* (I.S.)  
Notary Public for South Carolina.  
My commission expires April 2, 1979.

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