

FILED
GREENVILLE CO. S.C.
APR 25 AM '74
W. S. TANKERSLEY
N.H.C.

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

STATE OF SOUTH CAROLINA
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 Two Thousand Eight Hundred Thirty-Four and 16/100 (\$2,834.16) - - - 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 at the westerly intersection of Foxcroft Road and Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 8 on plat entitled "Final Plat Revised, Map No. 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:

BEGINNING at an iron pin on the southwesterly side of Foxcroft Road, said pin being the joint front corner of Lots 7 and 8 and running thence with the common line of said Lots S 73-38 W 150 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence S 16-22 E 141.5 feet to an iron pin on the northerly side of Red Fox Trail; thence with the northerly side of Red Fox Trail N 87-24 E 65 feet to an iron pin; thence continuing with Red Fox Trail N 78-05 E 62.1 feet to an iron pin at the westerly intersection of Red Fox Trail and Foxcroft Road; thence with said intersection N 28-38 E 35.4 feet to an iron pin on the southwesterly side of Foxcroft Road; thence with the southwesterly side of Foxcroft Road N 16-22 W 137 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 25-foot sewer easement across the rear lot line and a 20-foot drainage easement, and to all other restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.



Greenville County
Stamps
Paid \$ 3.30
Act No. 336 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, President

on this the 30th day of April, in the year of our Lord one thousand, nine hundred and seventy-four, M. G. PROFFITT, INC.

Signed, sealed and delivered in the presence of:

Clara H. Boyter
Mary R. Johnson

By: *M. Graham Proffitt III* (I.S.)
President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that (s)he 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 (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 30th day of April A. D., 19 74
Mary R. Johnson (I.S.)
Notary Public for South Carolina.
My Commission Expires: November 19, 1979

Clara H. Boyter

RECORDED MAY 1 '74

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