

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 a principal place of business at Greenville, State of South Carolina, in consideration of Fifty Nine Thousand, Nine Hundred and Fifty and No/100-----(\$59,950.00)----- Dollars,

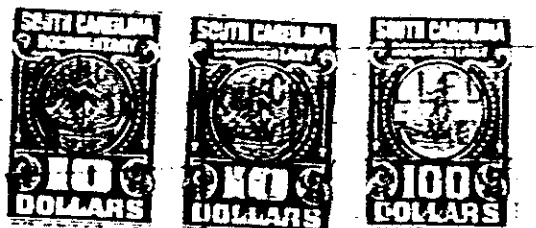
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Phillip H. Sanders and Janice S. Sanders, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Silver Pine Court, near the City of Greenville, S. C., being known and designated as Lot No. 312 on plat entitled "Map No. 1, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 5 D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Silver Pine Court, said pin being the joint front corner of Lots 311 and 312, and running thence with the common line of said lots, S. 52-15-37 E. 169.75 feet to an iron pin, the joint rear corner of Lots 311 and 312; thence N. 40-45-00 E. 56.23 feet to an iron pin; thence N. 24-16-45 E. 132.11 feet to an iron pin, joint corner of Lot 312 and Tract C; thence with the common line of Lot 312 and Tract C, N. 50-34-54 W. 96.58 feet to an iron pin, the joint corner of Lots 312 and 313; thence with the common line of said lots S. 64-42-51 W. 160.35 feet to an iron pin on the easterly side of Silver Pine Court; thence with the easterly side of Silver Pine Court on a curve the chord of which is S. 06-13-37 W. 52.27 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., by deed of even date herewith, recorded in Greenville County Deed Book 1009 at Page 477.

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



120.00  
Greenville County  
Stamps  
Paid \$ 66.00  
Act No. 389 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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 30 day of October 19 74.

SIGNED, sealed and delivered in the presence of:

M. G. Proffitt, Inc. (SEAL)

A Corporation

By:

*Kathryn D. Cunningham*  
*Richard W. Blood*

*M. Graham Proffitt*

President

Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 30 day of October 19 74.

*Kathryn D. Cunningham* (SEAL)

Notary Public for South Carolina.  
My commission expires: 3/15/82

RECORDED this day of OCT 31 1974 at 11:22 A.M., No. 11211

RECORDED

4328 RV-2