

Grantees' Address: 300 Coffee St. Greenville, S.C.

FILED
GREENVILLE CO. S. C.
JUG 4 2 37 PM '76
DONNIE S. TANKERSLEY
R.M.C.

VOL 1040 PAGE 705

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephenson, Johnson & Bacher, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 Nine Thousand Five Hundred and No/100 (\$9,500.00) -----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 M. G. PROFFITT, INC., its successors and assigns forever:

All that certain piece or parcel of land with the buildings and improvements thereon lying and being on the northeasterly side of Stone Ridge Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 234 on plat entitled "Map No. 2, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, Page 85, and having according to said plat, the following metes and bounds, to-wit:

— 195 — 534.3 — 1-147 NATED

BEGINNING at an iron pin on the northeasterly side of Stone Ridge Road, said pin being the joint front corner of Lots Nos. 233 and 234 and running thence with the common line of said lots N. 53-36-17 E. 130 feet to an iron pin, the joint corner of Lots Nos. 232, 233, and 234; running thence with the common line of Lots 232 and 234 N. 28-36-20 E. 66.02 feet to an iron pin, the joint rear corner of Lots Nos. 232 and 234; thence N. 53-06-36 W. 112.50 feet to an iron pin, the joint rear corner of Lots Nos. 234 and 235; thence with the common line of said lots S. 52-16-58 W. 160 feet to an iron pin on the northeasterly side of Stone Ridge Road; thence with the northeasterly side of Stone Ridge Road S. 37-43-02 E. 83.24 feet to an iron pin; thence continuing with said Road S. 37-03-22 E. 48.74 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 973, Page 546, Deed Book 973, Page 549, and Deed Book 973, Page 753.

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



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 3rd day of August, 1976. M. Graham Proffitt III (SEAL)

SIGNED, sealed and delivered in the presence of: Ellis L. Darby Jr. (SEAL)
John Cothran Company, Inc. (SEAL)
By: John C. Cothran (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 3rd day of August, 1976.
Elizabeth M. Alewine (SEAL) Brenda B. Rowland
Notary Public for South Carolina
My commission expires: July 16, 1985

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 3rd day of August, 1976.
Elizabeth M. Alewine (SEAL) M. Graham Proffitt III
Notary Public for South Carolina Ellis L. Darby Jr.
My commission expires: July 16, 1985

RECORDED this _____ day of _____, 19____, at _____, M., No. _____
(CONTINUED ON NEXT PAGE)

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