

by address # 508 Stone Ridge Road Greenville, S.C.
TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson, Johnson & Belcher, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 13 2 39 PM '76

1042 PAGE 763

DOONIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that we, 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/100ths (\$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 piece parcel or lot of land with buildings and improvements thereon, lying and being on the Northeastern side of Stone Ridge Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 236 on plat entitled "Map No. 4, Section I, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5D at page 72 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Stone Ridge Road, said pin being the joint front corner of Lots Nos. 235 and 236 and running thence with the common line of said lots N. 54-15-43 E. 163.52 feet to an iron pin, the joint rear corner of Lots 235 and 236; thence N. 35-26-30 W. 120.52 feet to an iron pin in the line of lot No. 238; thence with the line of Lots Nos. 238 and 237 S. 56-21-59 W. 160 feet to an iron pin on the Northeastern side of Stone Ridge Road; thence with the Northeastern side of Stone Ridge Road S. 33-48-45 E. 126.47 feet to an iron pin, the point of beginning.

The within conveyance is subject to a 25 foot sanitary sewer easement across rear lot line and is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

For deed into grantors, see Deed Book 973 at page 546, Deed Book 973 at page 549, Deed Book 973 at page 753, all of said deeds having been dated and recorded on May 1, 1973.

---195-SP-4-3-1-2-8-N-11

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 9th day of September 1976

SIGNED, sealed and delivered in the presence of:

Connie Cuccinella (SEAL)
Sam R. Stephenson (SEAL)
Ellis L. Darby, Jr. (SEAL)
John Cothran Company, Inc. (SEAL)
John C. Cothran, President (SEAL)

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 9th day of September 1976.

Sam R. Stephenson (SEAL) Connie Cuccinella
Notary Public for South Carolina
My commission expires: 10-26-77

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 9th day of September 1976

Sam R. Stephenson (SEAL) Ellis L. Darby, Jr.
Notary Public for South Carolina
My commission expires: 10-26-77

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

53013

(CONTINUED ON NEXT PAGE)

0763

4328 RV-2