

3 Sugar Creek Rd, Mt. Carmel, Greenville Co. S.C.

GREENVILLE CO. S.C.

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

JAN 7 3 55 PM '77

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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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/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 Cothran & Darby Builders, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Grey Stone Court, near the City of Greenville, S. C., being known and designated as Lot No. 204 on plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, page 51 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southerly side of Grey Stone Court, said pin being the joint front corner of Lots 203 and 204 and running thence with the southerly side of Grey Stone Court N 59-18-38 E 114.39 feet to an iron pin, the joint front corner of Lots 204 and 205; thence with the common line of said lots S 25-18-38 E 130.95 feet to an iron pin, the joint rear corner of Lots 204 and 205; thence S 53-26-00 W 89.45 feet to an iron pin, the joint rear corner of Lots 203 and 204; thence with the common line of said lots N 36-04-06 W 140.15 feet to an iron pin, the point of beginning.

-175-534.3-1-117

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, including a 5 foot drainage and utility easement, rear and side lot lines, affecting the above described property. Also subject to 25 foot sewer easement across side lot line.

This is a portion of the property conveyed to the grantor herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr. dated and recorded May 1, 1973, in Deed Book 973, page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc., dated and recorded May 1, 1973, in Deed Book 973, page 549 and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III dated and recorded May 1, 1973, in Deed Book 973, page 753.

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 4th day of January, 1977

SIGNED, sealed and delivered in the presence of:
M. Graham Proffitt III (SEAL)
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 4th day of January 1977
Notary Public for South Carolina
My commission expires: 4/2/79

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 4th day of January, 1977
Notary Public for South Carolina
My commission expires: 4/2/79

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

534.3 (NEXT PAGE)

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