

Grantee's Address: 106 Sugar Creek Lane, Greer, S.C. 29651
TITLE TO REAL ESTATE BY A CORPORATION

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TAYLOR

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 --Sixteen Thousand, Four Hundred, Ninety-Nine and 84/100 (\$16,499.84)----- Dollars, and assumption of mortgage referred to below----- the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James S. Binder and Nancy W. Binder, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being on the northwesterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, and being designated as Lot No. 127 on plat entitled "Map 4, Section I, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-D, Page 72, and having, according to said plat, the following metes and bounds, to-wit: --- 195 - 534.3 - 1-193

BEGINNING at an iron pin on the northwesterly side of Sugar Creek Lane, joint front corner of Lot Nos. 127 and 128 and running thence along said lane N. 46-15-00 E. 50.76 feet to an iron pin; thence continuing along said lane N. 44-42-11 E. 74.23 feet to an iron pin, joint front corner of Lot Nos. 126 and 127; thence along the common line of said lots No. 126 and 127 N. 46-50-38 E. 174.67 feet to an iron pin; thence S. 38-36-18 W. 109.73 feet to an iron pin, joint rear corner of Lot Nos. 127 and 128; thence along the common line of said lots S. 43-45-00 E. 161.71 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., a South Carolina corporation, dated September 1, 1975, recorded in the RMC Office for Greenville County in Deed Book at Page on September 1, 1975.

As a part of the consideration hereof, the grantees herein assume and agree to pay the balance due on that certain note and mortgage given by the grantor to First Federal Savings and Loan Association, in the original sum of \$53,200.00, which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book at Page, upon which there exists a principal balance of \$53,000.16.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, 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 grantees, and the grantees' heirs or successors and assigns, forever. And the grantor does hereby bind himself and his successors to warrant and forever defend all and singular said premises unto the grantees, and the grantees' 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 31st day of January 1977
SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

M. G. PROFFITT, INC.

SEAL

A Corporation

By

[Signature of M. Graham Proffitt]
President

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
18.15

Personally appeared the undersigned witness and made oath that s/he saw the within named Corporation, by its duly authorized officers, sign 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 31st day of January 1977

SEAL

Notary Public for South Carolina
My commission expires 12/16/80

RECORDED this 31st day of JAN 31 1977

807-147-710

UCC

0353

4328 RV.2