

3 Sugar Creek Rd., Rt. 4, Greer, S. C. 29631

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CONVEYANCE
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that we, N. Graham Proffitt, III, Ellis L. Darby, Jr., and John Cothran Company, Inc., a South Carolina Corporation,

in consideration of Nine Thousand Five Hundred and 10/100 (\$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 White Water Court, near the City of Greenville, S. C., being known and designated as Lot No. 174 on plat entitled "Map No. 2, Section 1, 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:

BEGINNING at an iron pin on the southerly side of White Water Court, said pin being the joint front corner of Lots 173 and 174 and running thence with the common line of said lots S 25-04-38 E 143.84 feet to an iron pin, the joint rear corner of Lots 173 and 174; thence N 64-13-45 E 75.81 feet to an iron pin; thence N 61-17-15 E 24.24 feet to an iron pin, the joint rear corner of Lots 174 and 175; thence with the common line of said lots N 25-04-36 W 141.39 feet to an iron pin on the southerly side of White Water Court; thence with the southerly side of White Water Court S 64-55-22 W 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property. 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 N. G. Proffitt, Inc. to N. 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 hereunto mentioned unto the grantee, and the grantee's heirs or successors and assigns forever. And the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee, and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 31st day of January 1977

SIGNED, sealed and delivered in the presence of
JOHN COTHRAN COMPANY, INC.
President

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor sign, seal and as the grantor's act and deed deliver the within deed and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of January 1977.

Notary Public for South Carolina
My commission expires 11/11/11

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify upon oath upon it may concern, that the undersigned wife, wives of the above named grantor, respectively, and this day appear before me, and each upon being personally and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person whatsoever, relinquish and forever relinquish unto the grantor, and the grantee, 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 recited and released.

GIVEN under my hand and seal this 31st day of January 1977.

Notary Public for South Carolina
My commission expires 11/11/11

GREENVILLE COUNTY DOCUMENTS TAX \$10.45

0.633
1328 RW.2