

300 Coffee Street, Greenville, S. C. 29601

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

1051 301

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.

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 M. G. Proffitt, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the southerly intersection of Oak Ridge Court and Stone Ridge Road, near the City of Greenville, S. C., being known and designated as Lot No. 192 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, at page 85 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Oak Ridge Court, said pin being the joint front corner of Lots 191 and 192 and running thence with the southeasterly side of Oak Ridge Court N 66-26-19 E 113.70 feet to an iron pin at the southerly intersection of Oak Ridge Court and Stone Ridge Road; thence with said intersection S 67-24-36 E 34.67 feet to an iron pin on the southwesterly side of Stone Ridge Road; thence with the southwesterly side of Stone Ridge Road S 19-15-07 E 120.34 feet to an iron pin, the joint corner of Lots 192 and 193; thence with the common line of said lots S 70-52-57 W 129.06 feet to an iron pin, the joint rear corner of Lots 191 and 192; thence with the common line of said lots N 23-33-41 W 135 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 M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1977, in Deed Book 973, page 549 and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1977, in Deed Book 973, page 549. Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining; 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 14th day of February 1977.

SIGNED, sealed and delivered in the presence of:

Archie C. Yates (SEAL)  
May R. Johnson (SEAL)  
John Cothran Company, Inc. (SEAL)  
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 14th day of February 1977

May R. Johnson (SEAL)  
Archie C. Yates  
Notary Public for South Carolina  
My commission expires: 11/19/79

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

14th day of February, 1977.

May R. Johnson (SEAL)  
William C. Darby  
Notary Public for South Carolina  
My commission expires: 11/19/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ (CONTINUED ON NEXT PAGE) M., No. \_\_\_\_\_

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