

FILED
GREENVILLE CO. S. 105 Briar Creek Road
Greer, South Carolina 29651

TITLE TO REAL ESTATE - CORPORATION FORM John M. Dillard, P.A., Greenville, S.C.

VCL 1054 PAGE 127

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEED AND MORTGAGE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that M. G. PROFFITT, INC.

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 Eleven Thousand Nine Hundred Fifty and

no/100ths (\$11,950.00) Dollars and assumption of mortgage indebtedness 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 THOMAS D. PROCTER and BETTY V. PROCTER, their heirs and assigns:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Briar Creek Road, in Greenville County, South Carolina, being known and designated as Lot No. 338 on a plat entitled MAP NO. 3, SECTION I, SUGAR CREEK, made by C. O. Riddle, dated June 17, 1974, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at page 86, reference to which plat is hereby made for a more complete description thereof.

The above property is the same property conveyed to the Grantor by deed of M. Graham Profitt, III, et al, recorded December 30, 1976 in Deed Book 1048 at page 880, and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property, and subject to an easement ten feet in width across the rear lot line to provide for ingress and egress to a private cemetery as shown on the above mentioned recorded subdivision plat.

-195- 534.3-1-180

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1977 and subsequent years.

As a part of the consideration for this deed, the Grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property given to First Federal Savings and Loan Association in the original sum of \$45,550.00, recorded December 30, 1976 in Mortgage Book 1386 at page 370, which has a present balance due in the sum of \$45,550.00.



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 does hereby bind itself and its successors 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 of 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 15th day of April 19 77

Signed, sealed and delivered in the presence of:

Jack H. Mitchell III
Constance H. McBruid

M. G. PROFFITT, INC. (SEAL)
(A Corporation)
By: M. Graham Profitt President
and Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's 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 15th day of April 19 77

Constance H. McBruid (SEAL)
Notary Public for South Carolina.

Jack H. Mitchell, II

RECORDED this 5/22/83 day of APR 18 1977 19, at 10:03 A. M., No. 97707

0727

4328 RV-2