

Grantees' Address: 102 Sun Meadow Road, Greer, S.C. 29651

Prepared by WITCHER BURGESS, FREEMAN & FARHAM, P.A. Attorneys at Law, Greenville, S.C.

1978 000

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That M. G. Proffitt, Inc. hereafter referred to as Grantor, in consideration of the sum of Eighty Seven Thousand Five Hundred and No/100 (\$87,500.00) DOLLARS, paid to Grantor by Bruce King and Yvonne D. King hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns forever

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Sun Meadow Road, near the City of Greenville, S.C., being known and designated as Lot No. 109 on plat entitled "Map 5, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C., in Plat Book 6H, Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sun Meadow Road, said pin being the joint front corner of Lots 108 and 109 and running thence with the common line of said lots N. 51-11-14 W. 185.22 feet to an iron pin, the joint rear corner of Lots 108 and 109; thence S. 38-42-43 W. 123.99 feet to an iron pin, the joint rear corner of Lots 109 and 110; thence with the common line of said lots S. 50-52-22 E. 184.32 feet to an iron pin on the northwesterly side of Sun Meadow Road; thence with the northwesterly side of Sun Meadow Road N. 39-07-38 E. 125 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback line, roadways, easements and rights of way, including a 10 foot drainage easement along rear lot line, affecting the above described property.

This is the same property conveyed to the Grantor by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Co., Inc., dated May 3, 1978, and recorded on May 4, 1978, in the Office of the RMC for Greenville County, South Carolina in Deed Book 1078, at Page 577.

DOCUMENTARY TAX STAMP 175.00

GREENVILLE COUNTY DOCUMENTARY TAX 96.25

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of July, 1978.

M. G. PROFFITT, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

By: M. G. Proffitt, President (Seal)

Sara A. Barfield (Seal)

Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he said Grantor sign, seal and do Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

24th day of July, 1978

Sara A. Barfield (Seal) Notary Public for South Carolina

My Commission expires 10-19-80

(NOT NECESSARY) RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantor's Heirs Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____ 19____

Notary Public for South Carolina

My Commission expires _____ 19____

Recorded this JUL 24 1978 day of _____ 19____ at _____ 3:28 p. M. No. _____

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