

Grantees mailing address: 300 E. Coffee St. Greenville, S.C.
TITLE TO REAL ESTATE--Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
APR 6 12 54 PM '79
ANNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that M. GRAHAM PROFFITT, III, ELLIS L. DARBY, AND JOHN COTHRAN COMPANY, INC., a South Carolina Corporation

in consideration of Twelve Thousand and No/100ths (\$12,000.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), 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 buildings and improvements thereon, situate lying and being at the Westerly intersection of Cliffwood Court and Cliffwood Lane near the city of Greenville, South Carolina, being known and designated as Lot No. 371 on plat entitled "Map No. 6, Sugar Creek" duly recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-H at page 63, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Cliffwood Lane, said pin being the joint front corner of Lots 371 and 372, and running thence with the common line of said lots S. 52-38 W. 150 feet to an iron pin, the joint rear corner of Lots 371 and 372, thence S. 37-22 E. 38.34 feet to iron pin, the joint rear corner of Lots 371, 370, and 378, thence with the common line of Lots 370 and 371, S.53-55 E. 140 feet to an iron pin on the Northwesterly side of Cliffwood Court, thence with the Northwesterly side of Cliffwood Court N. 36-05 E. 89.88 feet to an iron pin at the intersection of Cliffwood Court and Cliffwood Lane, thence with said intersection N. 0-38 W. 40.08 feet to iron pin on the Southwesterly side of Cliffwood Lane, thence with the Southwesterly side of Cliffwood Lane N. 37-22 W. 114.82 feet to an iron pin, the point of the beginning.

- 195 - S 34.3 - 1 - 3 31 Note

THE foregoing conveyance is subject to a 25 foot sewer easement across rear of lot.

THE foregoing conveyance is subject to Restrictions of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1092 at page 609.

THE foregoing conveyance is a portion of the property conveyed unto the grantors herein by deed of Thena Mae Bishop Hipps, et al, dated April 30, 1973, recorded May 1, 1973, of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 973 at page 558.

The foregoing conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions, restrictions, and zoning ordinances pertaining to the property herein conveyed, and is subject to any of the foregoing which may result from an inspection 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(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 22 day of March, 19 79.

SIGNED, sealed and delivered in the presence of:

Linda A. Asgett
Mary L. Johnson

John C. Coel (SEAL)
President, JOHN COTHRAN COMPANY, INC.
Ellis L. Darby, Jr. (SEAL)
M. Graham Proffitt, III (SEAL)

STATE OF SOUTH CAROLINA
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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX 24.00
IFR-879

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 22 day of March, 19 79.

Mary L. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11/19/79

Linda A. Asgett

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

22 day of March, 19 79.
Mary L. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11/19/79

Linda A. Proffitt
Ellis L. Darby, Jr.

RECORDED this day of 19

RECORDED APR 6 1979 at 12:54 PM

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 13.20

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2.00