

105 Sugar Creek Road
Greer, S. C. 29651 FILED
TITLE TO REAL ESTATE - Offices of J. M. Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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NOV 21 2 47 PM '79
DONNIE S. TANKERSLEY

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

in consideration of Thirteen Thousand Five Hundred and no/100 (\$13,500.00)----- 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 the buildings and improvements thereon, lying and being on the easterly side of Sugarcane Court, near the City of Greenville, in the State of South Carolina, being known and designated as Lot No. 27 on a plat entitled "Map No. 7, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C, at page 15, and having, according to said plat, the following metes and bounds, to wit:

(11) - 195 - 534.3 - 1 - 371 NOTE

BEGINNING at an iron pin on the easterly side of Sugarcane Court, said pin being the joint front corner of Lots 26 and 27, and running thence with the common line of said lots, N. 64-22-45 E., 133.12 feet to an iron pin at the joint rear corner of Lots 26 and 25; thence S. 7-24-01 E., 100.05 feet to an iron pin at the joint rear corner of Lots 27 and 28; thence with the common line of said lots, S. 84-22-45 W., 136.22 feet to an iron pin on the easterly side of Sugarcane Court; thence with the easterly side of Sugarcane Court, N. 5-37-15 W., 100 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed unto the Grantors herein by deed of The South Carolina National Bank, as Executor and Trustee under the Will of James P. Coleman, dated February 10, 1978, recorded February 13, 1978, in the RMC Office for Greenville County, South Carolina, in Deed Book 1073, at page 553.

The foregoing conveyance is made subject to any restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property, and specifically to a twenty-five foot sewer easement along the rear lot line.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
GREENVILLE COUNTY
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SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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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 21 day of November, 19 79.
JOHN COTHRAN COMPANY, INC.
SIGNED, sealed and delivered in the presence of: By: Judy S. Payne (SEAL)
Ellis L. Darby, Jr. (SEAL)
M. Graham Proffitt, III (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21 day of November, 19 79.
Mary R. Johnson (SEAL) Judy S. Payne
Notary Public for South Carolina
My commission expires: 5/9/89

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 21 day of November, 19 79.
Mary R. Johnson (SEAL) Rhoda R. Proffitt
Notary Public for South Carolina
My commission expires: 5/9/89
Ellis L. Darby

RECORDED NOV 21 1979
RECORDED this 21 day of 19 79, at 2:47 P.M., No. 17250

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