

105 Sugar Creek Road
Greer, SC 29651

TITLE TO REAL ESTATE—Office of *Raynsworth Perry, Bryson Marion & Johnstone, Attorneys at Law, Greenville, S. C.*

BOOK 1117 PAGE 363

FILED
DEC 14 1979
R.M.C.
HARRISLEY

STATE OF SOUTH CAROLINA
COUNTY OF

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 00/100ths (\$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 southerly side of Sugar Cane Court near the City of Greenville, South Carolina, being known and designated as Lot No. 23 of plat entitled "Map 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:

- 195-534.3-1-367 NOTE

BEGINNING at an iron pin on the southerly side of Sugar Cane Court, said pin being the joint front corner of Lots 22 and 23 and running thence with the common line of said lots S. 57-39-16 E., 175.13 feet to an iron pin, the joint rear corner of Lots 22 and 23; thence S. 53-29-17 W., 97.56 feet to an iron pin, the joint rear corner of Lots 23 and 24; thence with the common line of said lots N. 62-42-17 W., 160 feet to an iron pin on the southerly side of Sugar Cane Court; thence with the southerly side of Sugar Cane Court on a curve, the traverse line being N. 29-48-44 E., 36.93 feet to an iron pin; thence N. 48-02-05 E., 38.95 feet to an iron pin; thence N. 51-16-56 E., 32.45 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.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

together with all and singular 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 14 day of December, 1979.

SIGNED, sealed and delivered in the presence of:

By: *John C. Cothran* (SEAL)
President
M. Graham Proffitt, III (SEAL)
M. Graham Proffitt, III
Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr.

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 14th day of December, 1979.

Maye R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5-9-89
Sherry M. Bird

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 December, 1979
Maye R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5-9-89
Phoebe P. Proffitt
Ellis L. Darby, Jr.

RECORDED this _____ day of DEC 14 1979 19 _____ at 3:47 P. M., No _____

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