

GRANTEE'S ADDRESS: 112 SUGAR CANE COURT GREENVILLE, S. C. 29651
TITLE TO REAL ESTATE BY A CORPORATION - Office of Deeds, Greenville, S. C.
Haysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
DEC 14 3 48 PM '79
R.M.C. STANKERSLEY

BOOK 1117 PAGE 361

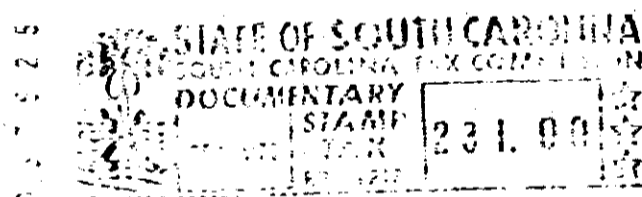
KNOW ALL MEN BY THESE PRESENTS, that M. G. PROFFITT, INC.,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of One Hundred Fifteen Thousand
Two Hundred Eighty-six and 19/100 (\$115,286.19) Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto MICHAEL J. EPPRECHT and PAMELA M. EPPRECHT, 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 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
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. 43-02-05 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 the identical property conveyed unto the Grantor herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr., dated December 14, 1979, recorded December 14, 1979, in the RMC Office for Greenville County, South Carolina, in Deed Book 1117, at Page 363.

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 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 or 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 14th day of December, 1979.

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC. (SEAL)
A Corporation

By: M. Graham Proffitt

President

Secretary

Sherry M. Bird
May R. Johnson

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 its 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.

May R. Johnson (SEAL)

Sherry M. Bird

Notary Public for South Carolina.
My commission expires: 5-9-89

RECORDED this DEC 14 1979 day of 1979, at M. No. 19561

at 3:48 P.M.

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