

Mailing Address: 1128 389

TITLE TO REAL ESTATE- Offices of HILL, WYATT & BANNISTER, KAYSON & KAYSON, Attorneys at Law, 20 Williams St., Greenville, S.C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
203 White Water Court
Greer, South Carolina 29651

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

in consideration of Fifteen Thousand and No/100 (\$15,000.00) Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JAMES P. and JUDITH D. PEARSON, JR., their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the improvements thereon lying and being on the westerly side of Sugar Creek Road and on the northerly side of Fern Brook Lane, and being designated as Lot No. 49 on Map No. 3, Section One, Sugar Creek and recorded in Plat Book 4R, Page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugar Creek Road, joint front corner of Lots 48 and 49 and running thence along the common line of said lots N. 65-16-58 E. 140.70 feet to an iron pin; thence S. 32-09-00 W. 125 feet to an iron pin on the northerly side of Fern Brook Lane; thence along said Lane S. 57-51-00 E. 125 feet to an iron pin at the intersection of said Lane with Sugar Creek Road; thence around said intersection on a curve the chord of which is N. 76-11-17 E. 34.78 feet to an iron pin on the westerly side of Sugar Creek Road; thence along said Road N. 27-28-55 E. 118.60 feet to an iron pin, the point of BEGINNING.

(11) 195-534.3-1-159

This conveyance is subject to restrictions applicable to this subdivision recorded in Deed Book 1014, Page 417, a 30' building setback line, roadways, rights-of-way, if any, that affect the above described property. This conveyance is also subject to drainage and utilities easement 5' each side of all side and rear lot lines.

This is a portion of the property conveyed to the grantors herein by deed of Myrtle T. Alewine, et al, dated November 1, 1972, and recorded November 6, 1972, in Deed Book 959, Page 614, and also by deed of John C. Cothran to John Cothran Company, Inc. dated and recorded May 1, 1973, in Deed Book 973, Page 543.

1980 taxes to be paid by seller.



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 27th day of June

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Alewine
Stephen B. Prichard

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 27th day of June 19 80

Stephen B. Prichard (SEAL)
Notary Public for South Carolina.

Elizabeth M. Alewine (SEAL)

My commission expires 5/31/89

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of June 19 80

Stephen B. Prichard (SEAL)
Notary Public for South Carolina.

Rhoda P. Proffitt
Ellis L. Darby

My commission expires 5/31/89

RECORDED JUN 30 1980 day of June 19, at 10:40 A. M., No. 37623

0.38

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