

502 Woody Creek Rd / Greenville, S.C. 29601

FILED 11 11 1980 S.C.

1131-936

TITLE TO REAL ESTATE BY A CORPORATION - Offices of HERR, BRYANT, MARION & JOHNSTONE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE T. DANFERSLEY R.M.C.

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 Twelve Thousand and 00/100ths (\$112,000.00) 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 JEFFREY R. ROUNSLEY AND TRUDI A. ROUNSLEY, 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 northwesterly side of Woody Creek Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 502 on plat entitled "Map 1, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Woody Creek Road, said pin being the joint front corner of Lots 502 and 503 and running thence with the common line of said lots N. 57-26 W., 176.85 feet to an iron pin, the joint rear corner of Lots 502 and 503 and running thence N. 33-25-28 E., 105.01 feet to an iron pin, the joint rear corner of Lots 501 and 502; thence with the common line of said lots S. 57-26 E., 175.28 feet to an iron pin on the northwesterly side of Woody Creek Road; thence with the northwesterly side of Woody Creek Road S. 32-34 W., 105 feet to an iron pin, the point of beginning. Derivation: Deed from John Cothran Co., Inc., et al., recorded 4-9-80 in Deed Book 1123, page 697

~~This is a portion of the property conveyed to the Grantors herein by deed of James D. Ward to John C. Cothran, Ellis L. Darby, Jr., and M. Graham Proffitt, III, dated September 1, 1972, recorded in Deed Book 954 at Page 1, and by deed of John C. Cothran to John Cothran Company, Inc., dated May 1, 1973, recorded in Deed Book 973, Page 519. This is also a portion of the property conveyed unto the Grantors herein by deed of Myrtle T. Alewine, et al., dated November 1, 1972, recorded November 6, 1972, in Deed Book 959, at 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 at Page 543.~~

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, and a 10-foot drainage easement on each side of live stream.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
224.00

GREENVILLE COUNTY DOCUMENTARY TAX
123.20

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 21st day of August, 1980.

SIGNED, sealed and delivered in the presence of:
Jeffrey A. Murray
Linda L. Parr

M. G. PROFFITT, INC. (SEAL)
A Corporation
By: M. Graham Proffitt
President
Secretary

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 21st day of August, 1980
Linda L. Parr (SEAL) Jeffrey A. Murray

Notary Public for South Carolina.
My commission expires: 1-31-89
RECORDED this 26 day of August, 1980 at 11:14 A.M. No. 5517

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