

TITLE TO REAL ESTATE—Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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 Fifteen Thousand & 00/100 (\$15,000.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantees(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:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being on the northwesterly side of Shady Creek Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 482 on plat entitled, "Map Two, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, SC in Plat Book 7X at Page 19 and having, according to said plat, the following metes and bounds, to-wit: 11(195) 534.6-1-82 (NOTE)

BEGINNING at an iron pin on the northwesterly side of Shady Creek Court, said pin being the joint front corner of Lot Nos. 481 and 482 and running thence with the common line of said lots N. 53-43-52 W. 152.37 feet to an iron pin at the joint rear corner of Lot Nos. 481 and 482; thence S. 33-51-32 W. 154.65 feet to an iron pin at the joint rear corner of Lot Nos. 482 and 483; thence with the common line of said lots S. 77-00 E. 136 feet to an iron pin on the northwesterly side of Shady Creek Court; thence with the northwesterly side of Shady Creek Court on a curve, the chord of which is N. 45-20-21 E. 53.49 feet to an iron pin; thence continuing with said Court on a curve, the chord of which is N. 56-58 E. 35.35 feet to an iron pin; thence continuing with said Court N. 36-16-08 E. 14.89 feet to an iron pin, the point of beginning.

This is the same property conveyed to Grantors herein by Deed of Bankers Trust of South Carolina and Beatrice M. Collett, Co-Trustees under Will of Raymond Leonard Collett dated March 1, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1074 at Page 790 on March 6, 1978.

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, including 25-foot sanitary sewer easement across rear lot line.

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 5 day of March 19 82

SIGNED, sealed and delivered in the presence of:

Deborah D Patrick (SEAL), M. Graham Proffitt III (SEAL), Ellis L. Darby, Jr. (SEAL), JOHN COTHRAN COMPANY, INC. (SEAL)

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

Personally appeared the undersigned with grantor(s) sign, seal and as the grantor's (s) act and deed, deliver the within written above, witnessed the execution thereof.

SWORN to before me this 5 day of March 19 82.

Notary Public for South Carolina My commission expires: 5/9/89. Deborah D Patrick (SEAL)

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

5 day of March 19 82. Notary Public for South Carolina My commission expires: 5/9/89. Deborah D Proffitt (SEAL), Ellis L. Darby, Jr. (SEAL)

RECORDED at APR 20 1982 at 10:29 A.M. 19

23007

GREENVILLE COUNTY DOCUMENTARY TAX 16.50 APR 20 1982

0562

4328 RV-2