

RICHARDSON AND JOHNSON, P. A., Attorneys At Law, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 18 1982
CLERK

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 Twenty-One Thousand Five Hundred and No/100 (\$121,500.00)----- 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 James D. Brown and Verna L. Brown, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Sweetwater Court, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 440 as shown on a plat entitled "Map 3, Section 2, Sugar Creek," as recorded in Plat Book 7-X at Page 2 in the Office of the RMC for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Sweetwater Court, said pin being the joint front corner of Lots 440 and 441, and running thence with the common line of said lots, S. 88-46-49 E. 165 feet to an iron pin at the joint rear corner of Lots 440 and 441; thence S. 17-03-13 W. 84.39 feet to an iron pin at the joint rear corner of Lots 440 and 439; thence with the common line of said lots, S. 74-26-33 W. 130 feet to an iron pin on the southeastern side of Sweetwater Court; thence with the southeastern side of Sweetwater Court, S. 7-10-09 E. 120 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Grantor herein by deed of John Cothran Company, Inc., et al recorded in the Office of the RMC for Greenville County in Deed Book 1154 at Page 132.

-11-195-534.6-1-40

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above-described property.

[Faint notary seal and text]

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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 of 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 30th day of June 19 82

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC. (SEAL)
A Corporation
By: *[Signature]*
President
Secretary

[Signature]
[Signature]

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

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 the grantor'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 30th day of June 19 82
[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires 11/20/90.

[Signature]

RECORDED this JUN 30 1982 at 3:48 P. M. No. 22-106

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