

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 Nineteen Thousand and No/100 ----- (\$19,000.00) ----- Dollars,

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

(NOTE) 8C-1-38
11-195-53410-1-38

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon lying and being at the southerly intersection of West Shallowstone Road and Stone Ridge Road near the City of Greenville, South Carolina and being designated as Lot No. 619 on a plat entitled "Map 1, Section 3, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 9F, at Page 35 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Stone Ridge Road said iron pin being the joint front corner of Lots 619 and 620 and running thence with the common line of said lots S. 41-42 W. 140 feet to an iron pin the joint rear corner of Lots 619 and 620; thence with the common line of Lots 618 and 619 N. 42-32 W. 118.24 feet to an iron pin on the southeasterly side of West Shallow Stone Road; thence with the westerly side of West Shallow Stone Road N. 44-35 E. 103.26 feet to an iron pin at the intersection of West Shallow Stone Road and Stone Ridge Road; thence with said intersection N. 86-42 E. 35.36 feet to an iron pin on the southerly side of Stone Ridge Road; thence with the southerly side of Stone Ridge Road S. 48-18 E. 87.45 feet to an iron pin the point of beginning.

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 particularly to a twenty-five (25) foot sanitary sewer easement along side lot line as shown on recorded plat.

CONTINUED...

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 19th day of December 19 83

SIGNED, sealed and delivered in the presence of:

Beverly B. Edwards
Mary R. Johnson

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 19th day of December 19 83.

Mary R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

Beverly B. Edwards

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

19th day of December, 19 83

Mary R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

Shoda R. Proffitt
Ellis L. Darby, Jr.

RECORDED this _____ day of _____ 19 _____, at _____ 1524 _____ M., No. _____ 4.0001