



JAN 31 3 55 PM 1967

OLLIE FARNSWORTH
R.M.C.



BOOK 813 PAGE 82



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 **Eight Thousand Five Hundred--**
-----(\$8,500.00)----- 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

Jr.
Melton S. Birmingham and Janice B. Birmingham, their heirs and assigns, forever:

All that certain lot of land in Greenville County, South Carolina, on the southern side of Dameron Avenue in the City of Greenville, being shown as Lot No. 12 on plat of Section F of Gower Estates, recorded in the RMC Office for Greenville County in Plat Book JJJ at page 99, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Dameron Avenue at the joint front corner of Lots 11 and 12, and running thence along line of Lot 11, S. 19-52 E. 170 feet to an iron pin; thence N. 70-08 E. 115 feet to an iron pin; thence with line of Lot 13, N. 19-52 W. 173.8 feet to an iron pin on the southern side of Dameron Avenue; thence along Dameron Avenue, S. 65-28 W. 45.1 feet to an iron pin; thence still along Dameron Avenue, S. 70-08 W. 70 feet to the beginning corner.

Being the same property conveyed to the grantor by deed recorded in Deed Book 806 at page 531.

As part of the consideration for this conveyance, the grantees assume and agree to pay the balance of \$26,000.00 due on the mortgage held by Fidelity Federal Savings & Loan Association in the amount originally of \$26,000.00 of even date herewith.



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 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 **31st** day of **January** 19 **67**

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC. (SEAL)

A Corporation

By:

Billie J. Haystack
Ben L. Thornton

M. Graham Proffitt
President
Vice 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 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 **31st** day of **January** 19**67**

Ben L. Thornton (SEAL)
Notary Public for South Carolina.

Billie J. Haystack

RECORDED this **31st** day of **January** 19**67** at **3:55** P. M. No. **18371**

268.4-B-5