

FILED

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson, Johnson & Belcher, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that We, M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR., and JOHN COTHRAN COMPANY, INC., a South Carolina Corporation,

in consideration of ^{to} Eight Thousand Dollars and No/100 (\$8,000.00) -----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

COTHRAN & DARBY BUILDERS, INC., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the westerly side of Sugar Creek Road, near the City of Greenville, State of South Carolina, being known and designated as Lot No. 46 on plat entitled "Map No. 3, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at page 86, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugar Creek Road, said pin being the joint front corner of Lot Nos. 45 and 46 and running thence with the common line of said lots N. 83-30-29 W. 210.78 feet to an iron pin, the joint rear corner of Lot Nos. 45 and 46; thence S. 114.15 feet to an iron pin, the joint rear corner of Lot Nos. 46 and 47; thence with the common line of said lots S. 77-14-02 E. 191.65 feet to an iron pin on the westerly side of Sugar Creek Road; thence with the westerly side of Sugar Creek Road N. 09-37-45 E. 134.56 feet to an iron pin, the point of beginning.

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This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property, and is subject to a five foot drainage and utility easement across the rear and side lot lines.

For Deed into Grantors, see Deed Book 959, page 614.

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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(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 5th day of December, 1975.

SIGNED, sealed and delivered in the presence of:
Elizabeth M. Alenice (SEAL)
Dennis N. Bork (SEAL)
M. Graham Proffitt III (SEAL)
John Cothran Company, Inc. (SEAL)
John Cothran (SEAL)
President

STATE OF SOUTH CAROLINA }
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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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of December, 1975.
Dennis N. Bork (SEAL)
Elizabeth M. Alenice (SEAL)
Notary Public for South Carolina
My commission expires: September 22, 1982

STATE OF SOUTH CAROLINA }
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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
5th day of December, 1975
Dennis N. Bork (SEAL)
Rhoda K. Proffitt
Lillian C. Darby
Notary Public for South Carolina
My commission expires: September 22, 1982

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

(CONTAINED ON NEXT PAGE)

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