

FILED

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephenson, Oakes & White, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 29 3 18 PM '76

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DONNIE S. TANKERSLEY
R.M.C.

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 Nine Thousand Five Hundred Dollars and No/100-----(\$9,500.00)-----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

M. G. PROFFITT, 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 southeasterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 144 on plat entitled "Map 4, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, at page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sugar Creek Lane, said pin being the joint front corner of Lot Nos. 144 and 145; and running thence with the common line of said lots S. 43-45-00 E. 150 feet to an iron pin, the joint rear corner of Lots 144 and 145; thence S. 46-15-00 W. 55 feet to an iron pin, the joint rear corner of Lots 143 and 144; thence with the common line of said lots N. 87-41-13 W. 150.40 feet to an iron pin on the southeasterly side of Sugar Creek Lane; thence with the southeasterly side of Sugar Creek Lane on the curve, the chord of which is N. 23-06-40 E. 106.10 feet to an iron pin; thence continuing with said Lane N. 46-15-00 E. 61.80 feet to an iron pin, the point of beginning.

- 175-5343-1-210

This conveyance is subject to a 5 foot drainage and utilities easement across all side and rear lot lines, and is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1976 TAXES.



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 26th day of January 1976

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

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Alwine
Donna N. Banta



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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of January 1976.

Donna N. Banta (SEAL)
Notary Public for South Carolina
My commission expires: September 22, 1982

Elizabeth M. Alwine



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

26th day of January 1976
Donna N. Banta (SEAL)
Notary Public for South Carolina
My commission expires: September 22, 1982

Rhoda X. [Signature]
Sullivan C. Darby

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

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