

105 Sugar Creek Road, Greer, SC 29651

TITLE TO REAL ESTATE—Offices of Hayworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1163 PAGE 16

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

in consideration of Fifteen Thousand & 00/100-----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:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 469 on plat entitled, "Map Two, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, SC in Plat Book 7X at Page 19 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sweetwater Road, said pin being the joint front corner of Lot Nos. 469 and 470 and running thence with the common line of said lots S. 65-36-23 E. 139.44 feet to an iron pin at the joint rear corner of Lot Nos. 469 and 470; thence S. 14-29-17 W. 79.16 feet to an iron pin at the joint rear corner of Lot Nos. 468 and 469; thence with the common line of said lots N. 78-31-22 W. 150 feet to an iron pin on the southeasterly side of Sweetwater Road; thence with the southeasterly side of Sweetwater Road on a curve N. 17-56-21 E. 61 feet to an iron pin; thence continuing with said road, on a curve N. 24-23-37 E. 50.89 feet to an iron pin, the point of beginning.

11 (195) 534.6-1-69 (NOTE)

This is a portion of the property conveyed to Grantors herein by Deed of Bankers Trust of South Carolina and Beatrice M. Collett, Co-Trustees under the Will of Raymond Leonard Collett, dated March 1, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1074 at Page 790 and also by Deed of Lucille M. Kluge dated September 23, 1976 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1043 at Page 402 on September 24, 1976.

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, including a 25-foot sanitary sewer easement across rear lot line.

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 24 day of February, 1982

SIGNED, sealed and delivered in the presence of:

*Deborah D. Patrick*  
*Mary R. Johnson*

JOHN COCHRAN COMPANY, INC.  
By: *[Signature]* (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 24 day of February, 1982

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

*Deborah D. Patrick*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 24 day of February, 1982  
*Mary R. Johnson* (SEAL)  
Notary Public for South Carolina  
My commission expires: 5/9/89

*Deborah D. Patrick*  
*[Signature]*

RECORDED this FEB 26 1982 day of at 10:15 A.M. 1982

GREENVILLE COUNTY DOCUMENTARY STAMP  
FEB 26 1982  
16.50

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