

GREENVILLE CO. S. C.
APR 1 3 53 PM '71
OLIVE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE-Prepared by KENNEDICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

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 its principal place of business at Greenville in the State of South Carolina for and in consideration of the

sum of Two Thousand Three Hundred Sixteen and 66/100 (\$2,316.66) dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Cothran & Darby Builders, Inc., its successors and assigns forever:

An undivided one-third (1/3) interest in and to all that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the southeasterly intersection of Foxcroft Road and Red Fox Trail, being known and designated as Lot No. 121 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Red Fox Trail, said pin being the joint front corner of Lots 120 and 121 and running thence with the common line of said Lots S 3-49 E 168.9 feet to an iron pin, the joint rear corner of Lots 120 and 121; thence N 81-50 W 181.9 feet to an iron pin on the easterly side of Foxcroft Road; thence with the easterly side of Foxcroft Road N 9-30 W 86.2 feet to an iron pin; thence continuing with said Road N 16-22 W 28.7 feet to an iron pin at the intersection of Foxcroft Road and Red Fox Trail; thence N 34-54 E 31.3 feet to an iron pin on the southeasterly side of Red Fox Trail; thence with the southeasterly side of Red Fox Trail N 86-11 E 140 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer right of way as shown on the recorded plat and a 20 foot drainage easement, as shown on the recorded plat and to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into Grantor see Deed Book 869, page 25.

GRANTEE TO PAY 1971 TAXES.



2.75

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, its successors, ~~heirs~~ and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, ~~heirs~~ and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, M. Graham Proffitt, III, President

on this the 31st day of March in the year of our Lord one thousand, nine hundred and seventy-one. M. G. PROFFITT, INC.

Signed, sealed and delivered in the presence of:

J. Ann L. Strom
Mayer

BY: *M. Graham Proffitt III* (I. S.)
~~By~~ M. Graham Proffitt, III, President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw M. Graham Proffitt, III as President of M. G. Proffitt, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation 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 March A. D., 19 71
Mayer (L. S.)
Notary Public for South Carolina.

My Commission Expires November 19, 1979.

(Continued on Next Page)

200-540.7-1-121