

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephens & Co., Attorneys at Law, Greenville, S. C.

FILED

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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DONNIE S. TANKERSLEY

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

in consideration of SIX THOUSAND and NO/100 (\$6,000.00) ----- 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 4-D BUILDERS CORP., 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 easterly side of East Indian Trail, near the City of Greenville, S. C., being known and designated as Lot No. 12 on plat entitled "Final Plat, Seven Oaks," as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, Page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of East Indian Trail, said pin being the joint front corner of Lots 11 and 12, and running thence with the common line of said Lots S 86-30 E 180 feet to an iron pin, the joint rear corner of Lots 11 and 12; thence N 9-40 W 124 feet to an iron pin, the joint rear corner of Lots 12 and 13; thence with the common line of said Lots S 80-50 W 165.4 feet to an iron pin on the easterly side of East Indian Trail; thence with the easterly side of East Indian Trail S 3-00 E 85 feet to an iron pin, the point of beginning. - 276 - T 2.1 - 1 - 12

For deed into grantors, see Deed Book 923, Page 153.

This conveyance is subject to a 12.5 foot sewer easement along side lot line, a 25 foot sewer easement across rear of lot, and all restrictions, setback lines, roadways, easements, rights of way, if any, affecting the above described property.

GRANTEE TO PAY TAXES.



Greenville County
Stamps
Paid \$ 6.60
Act No. 380 Sec. 1

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 3rd day of October, 1973.

SIGNED, sealed and delivered in the presence of:

Sam R. Stephenson (SEAL)
Ellis L. Darby, Jr. (SEAL)
M. Graham Proffitt, III (SEAL)
John C. Cothran, Inc. (SEAL)
John C. Cothran (SEAL)
President

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)' 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 3rd day of October 1973.

Sam R. Stephenson (SEAL)
Notary Public for South Carolina
My commission expires: November 19, 1979

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 grantor(s) and the grantee(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

3rd day of October 1973

William C. Darby (SEAL)
Shedda R. Proffitt
Notary Public for South Carolina
My commission expires: November 19, 1979

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

(CONTINUED ON NEXT PAGE)

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