

TITLE TO REAL ESTATE-Prepared by Hill, Wyatt & Fayssoux, 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 Nine Thousand Five Hundred 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 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 at the southeasterly corner of the intersection of Stone Ridge Road and Grey Stone Court, near the City of Greenville, South Carolina, and being designated as Lot No. 216 on Map No. 2, Section I, of Sugar Creek, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, page 85, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeasterly corner of the intersection of Stone Ridge Road and Grey Stone Court and running thence along the southerly side of Grey Stone Court N. 75-03-28 E. 81.85 feet to an iron pin, joint front corner of Lots 216 and 217; thence along the common line of said Lots S. 19-32-42 E. 158.53 feet to an iron pin in the line of Lot No. 215; thence along the common line of Lots 215 and 216 S. 81-02-00 W. 125 feet to an iron pin on the easterly side of Stone Ridge Road; thence along said Road N. 12-58-00 W. 122.61 feet to an iron pin, corner of said Road and Grey Stone Court; thence along the corner of said Intersection on a curve the chord of which is N. 33-59-48 E. 34.20 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to the grantors herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr., dated and recorded May 1, 1973, in Deed Book 973, page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc., dated and recorded May 1, 1973, in Deed Book 973, page 549, and by deed of M. G. Proffitt Inc. to M. Graham Proffitt, III, dated and recorded May 1, 1973, in Deed Book 973, page 753.

Restrictions applicable to this subdivision are recorded in the RMC Office for Greenville County, S. C., in Deed Book 1036, page 149. This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

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 14th day of March, 1977.

M. Graham Proffitt III (SEAL)
M. GRAHAM PROFFITT, III
Ellis L. Darby Jr. (SEAL)
ELLIS L. DARBY, JR.
JOHN COTHRAN COMPANY, INC. (SEAL)
By: *John Cothran* (SEAL)
President

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Alewine
Beverly C. Duest

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 14th day of March 1977.

Beverly C. Duest (SEAL) *Elizabeth M. Alewine*
Notary Public for South Carolina
My commission expires: 11/23/80

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

14th day of March 19 77

Beverly C. Duest (SEAL) *Ellis L. Darby Jr.*
Notary Public for South Carolina
My commission expires: 11/23/80

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

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