

Grantees' Address: 605 Stone Ridge Road, Greer, S.C. 29651

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

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that ^{DONNIE S. HANCOCK} M. G. Proffitt, Inc. and having a principal place of business at Greenville, State of South Carolina, in consideration of One Hundred Eighteen Thousand Five Hundred and No/100 (\$118,500.00) ----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Roy C. Stephenson, Jr. and Trudy B. Stephenson, their heirs 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 Stone Ridge Road near the City of Greenville, South Carolina being known and designated as Lot No. 638 on plat entitled "Map One, Section Three" Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 9-F, at Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Stone Ridge Road said iron pin being the joint front corner of Lots 638 and 639 and running thence with the common line of said lots N. 80-55 E. 150 feet to an iron pin the joint rear corner of Lots 638 and 639; thence S. 5-11 E., 80.02 feet to an iron pin the joint rear corner of Lots 637 and 638; thence with the common line of said lots S. 68-44 W. 138.3 feet to an iron pin on the easterly side of Stone Ridge Road; thence with the easterly side of Stone Ridge Road on a curve the chord of which is N. 14-58 W. 92.5 feet to an iron pin; thence continuing with said road N. 8-40-30 W. 17 feet to an iron pin the point of beginning.

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.

This is the identical property conveyed to the Grantors herein by deed of John Cothran Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L. Darby, Jr. dated February 15, 1984 and recorded in the RMC Office for Greenville County, S. C. on February 22, 1984 in Deed Book 1206, at Page 642.

The above metes and bounds are based on a more recent survey by Freeland and Associates prepared for the Grantees dated February 13, 1984.

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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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 17th day of February 19 84.

SIGNED, sealed and delivered in the presence of:

M. G. PROFFITT, INC.

(SEAL)

A Corporation

By:

President

Secretary

Dandra M. Budwell
Ann W. Blair

M. Graham Proffitt

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 17th day of February 19 84 Dandra M. Budwell (SEAL)

Notary Public for South Carolina
My commission expires: 3/24/87

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

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