

FILED
GREENVILLE CO. S. C.
FEB 15 9 20 AM '74
KENDRICK, STEPHENSON & JOHNSON
ATTORNEYS AT LAW

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 EIGHT HUNDRED THIRTY-FOUR and 16/100 (\$2,834.16) - - - 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 westerly intersection of Red Fox Trail and Hillsborough Drive, near the City of Greenville, S. C., being known and designated as Lot No. 33 on plat entitled "Final Plat Revised, Map No. 2, Foxcroft, Section II" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4N, pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

200-540-9-1-33

BEGINNING at an iron pin on the northerly side of Hillsborough Drive, said pin being the joint front corner of Lots 32 and 33, and running thence with the common line of said Lots N 9-41 E 183.5 feet to an iron pin, the joint rear corner of Lots 32 and 33; thence S 85-33 E 89.5 feet to an iron pin on the southwesterly side of Red Fox Trail; thence with the southwesterly side of Red Fox Trail S 12-02 E 64.5 feet to an iron pin; thence S 17-02 E 64 feet to an iron pin; thence S 22-02 E 64 feet to an iron pin at the intersection of Red Fox Trail and Hillsborough Drive; thence with the intersection of Red Fox Trail and Hillsborough Drive S 36-02 W 22.6 feet to an iron pin on the northerly side of Hillsborough Drive; thence with the northerly side of Hillsborough Drive N 80-19 W 165.3 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 920, page 526.

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

GRANTEES TO PAY 1974 TAXES.



Greenville County
Stamps
Paid \$ 3.30
Act No. 380 Sec. 1

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. G. Proffitt, III, President

on this the 8th day of February in the year of our Lord one thousand, nine hundred and seventy-four.

Signed, sealed and delivered in the presence of:

Elizabeth M. Ladd
W. H. F. [unclear]

M. G. PROFFITT, INC. (L.S.)
By *M. Graham Proffitt III*
and President

STATE OF SOUTH CAROLINA,
County of Greenville

PERSONALLY appeared before me the undersigned witness and made oath that she 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8th day of February A. D., 1974
Elizabeth M. Ladd (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979

RECORDED FEB 15 '74

20344

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4328-1V-2