

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

VOL 999 PAGE 185

KNOW ALL MEN BY THESE PRESENTS, that ELLIS L. DARBY, JR., M. GRAHAM PROFFITT, III and JOHN COTHIRAN COMPANY, INC.

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 FRANKLIN ENTERPRISES, INC., 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 northwesterly side of Middlebrook Road near the City of Greenville, S. C., being known and designated as Lot No. 304 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being the joint front corner of Lots 304 and 305; running thence with the common line of said Lots N 49-15-00 W 170.00 feet to an iron pin, the joint rear corner of said Lots; turning and running thence with the common line of Lots 304 and 309 N 40-45-00 E 128.44 feet to an iron pin; turning and running thence with the common line of Lots 303 and 304 S 49-15-00 E 170.00 feet to an iron pin on the northwesterly side of said Middlebrook Road; turning and running thence with the northwesterly side of Middlebrook Road S 40-45-00 W 128.44 feet to an iron pin, the point of beginning.

For deeds into grantors, see Deed Book 973, page 549, Deed Book 973, page 546, and Deed Book 973, page 753.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

GRANTOR TO PAY 1974 TAXES.



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 17th day of May, 1974.  
M. GRAHAM PROFFITT, III (SEAL)  
SIGNED, sealed and delivered in the presence of: Ellis L. Darby, Jr. (SEAL)  
Clara H. Boyter (SEAL)  
JOHN COTHIRAN COMPANY, INC. (SEAL)  
By: Robert C. Wilson, Jr. (SEAL) President

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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 17th day of May, 1974

Robert C. Wilson, Jr. (SEAL) Clara H. Boyter  
Notary Public for South Carolina  
My commission expires: March 15, 1982

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 17th day of May, 1974  
Rhoda R. Proffitt (SEAL)  
LILLIAN C. DARBY

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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