

Grantees' Address: P. O. Box 756, Greer, SC 29651

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

VOL 1209 PAGE 351

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MAR 29 3 59 PM '84

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

in consideration of Fifteen Thousand and No/100 -----(\$15,000.00) ----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

Foxfire Properties, 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 southwesterly side of Sweetwater Road in the City of Greenville, South Carolina being known and designated as Lot No. 463 on Plat entitled "Map 2, Section 2, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

-11-195-534.6-1-63

BEGINNING at an iron pin on the southwesterly side of Sweetwater Road said pin being the joint front corner of Lots 463 and 464 and running thence with the southwesterly side of Sweetwater Road on a curve the chord of which is N. 15-09-38 W. 51.35 feet to an iron pin; thence continuing with said road on a curve the chord of which is N. 4-58-13 35.30 feet to an iron pin; thence continuing with said road N. 25-40-37 W. 6.8 feet to an iron pin the joint corner of Lots 462 and 463; thence with the common line of said lots S. 64-19-24 W. 162.55 feet to an iron pin the joint rear corner of Lots 462 and 463; thence S. 31-45-02 E. 138 feet to an iron pin the joint rear corner of Lots 463 and 464; thence with the common line of said lots N. 43-56-44 E. 134.49 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 described, and particularly to a 25 foot sanitary sewer easement across rear lot line.

This is a portion of the property conveyed to the Grantors herein by deed of Lucile H. Kluge dated September 23, 1976 and recorded in the RMC Office for Greenville County, S. C. on September 24, 1976 in Deed Book 1043, at Page 402.

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 28th day of March 1984

SIGNED, sealed and delivered in the presence of:

Beverly B. Edwards
Mary R. Johnson

JOHN COTHRAN COMPANY, INC. (SEAL)
President
M. Graham Proffitt, III (SEAL)
Ellis L. Darby, Jr. (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of March 19 84

Mary R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

Beverly B. Edwards

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

28th day of March 19 84
Mary R. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 5/9/89

L. Rodan P. Proffitt

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

037
1 MAR 29 84
037
4.0001