

WILLIAM D. RICHARDSON, Attorney at Law, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
FEB 27 2 37 PM '76
DONNIE S. TAMMERSLEY
R.M.C.

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 a principal place of business at Greenville, State of South Carolina, in consideration of Twenty-Nine Thousand Nine Hundred Fifty and No/100 (\$29,950.00) Dollars and assumption of mortgage set out below,-----~~XXXXXX~~ the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto
MICHAEL T. RUSHTON and MAUREEN RUSHTON, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the southerly intersection of Sugar Creek Lane and Stone Ridge Road, near the City of Greenville, S. C., being known and designated as Lot No. 146 on plat entitled "Map No. 4, Section I, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 72, said plat being referenced for a metes and bounds description.

This conveyance is made subject to all restrictions, easements, road ways, set-back lines and rights of way, if any, which may affect the property hereinabove described, and which may appear of record.

As a part of the consideration herein, the Grantees do hereby specifically assume and agree to pay that certain mortgage in favor of Fidelity Federal Savings and Loan Association dated October 31, 1975, in the original amount of \$50,400.00, recorded November 18, 1975, in the RMC Office for Greenville County, S. C., in Mortgage Book 1352, at page 671.

This is the identical property conveyed to the Grantor herein by deed from M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc. dated October 23, 1975, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 1026, Page 686. -195-534.3-1-212

Seller to pay 1976 Greenville County property 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 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(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of 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 27th day of February 19 76

SIGNED, sealed and delivered in the presence of:
M. G. PROFFITT, INC. (SEAL)
A Corporation
By: M. Graham Proffitt
President M. Graham Proffitt
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF Greenville

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 the grantor'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 27th day of February 1976
D. Allen Shumline (SEAL)
Notary Public for South Carolina. Comm. Exps. 11-21-84

RECORDED this day of FEB 27 1976 at 2:37 P. M., No. 21812

4328 (RV-2)