

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephenson, Johnson & Belcher, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
JUN 11 9 53 AM '76
DONNIE S. TANKERSLEY
R.M.C.

WA 1037 REG 811

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

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 COTHRAN & DARBY BUILDERS, INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northerly intersection of Stone Ridge Road and Middle Brook Road near the City of Greenville, South Carolina, being known and designated as Lot No. 241 on a plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5D, at page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Stone Ridge Road, said pin being the joint front corner of Lots No. 241 and 242 and running thence with the northeasterly side of Stone Ridge Road S. 29-55-00 E. 114.19 feet to an iron pin at the northerly intersection of Stone Ridge Road and Middle Brook Road; thence with said intersection S. 79-15-00 E. 32.96 feet to an iron pin on the northwesterly side of Middle Brook Road; thence with the northwesterly side of Middle Brook Road N. 54-58-19 E. 102.69 feet to an iron pin, the joint front corner of Lots No. 240 and 241; thence with the common line of said lots N. 32-03-34 W. 162.97 feet to an iron pin, the joint rear corner of Lots No. 240 and 241; thence S. 52-24-42 W. 122.40 feet to an iron pin, the point of beginning. — 195-534.3-1-233

This conveyance is subject to all restrictions, 30 foot building line facing Middle Brook Road and 20 foot building line facing Stone Ridge Road, 5 foot drainage and utility easement across rear and side lot lines, roadways and right of ways that affect the above described property, if any.

For Deed of Grantors, see Deed Book 973, at page 546; Deed Book 973, at page 549 and Deed Book 973, at page 753.

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 10th day of June 1976
M. Graham Proffitt III (SEAL)
Ellis L. Darby Jr. (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
Judith S. Potter (SEAL)
President (SEAL)

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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 10th day of June 1976.
Judith S. Potter (SEAL) Elizabeth M. Lewine
Notary Public for South Carolina 9/16/85
My commission expires: _____

STATE OF SOUTH CAROLINA }
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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 10th day of June 1976
Judith S. Potter (SEAL) Rhoda R. Proffitt
Notary Public for South Carolina 9/16/85 Lillian C. Darby

RECORDED this _____ day of _____ 19____, at _____ M., No. _____
534.3 (CONTINUED ON NEXT PAGE)

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