

DEC 5 3:52 P.M. 1979
 OFFICES OF HILL, WYATT & BANNISTER, ATTORNEYS AT LAW
 105 Sugar Creek Road
 Greer, S. C. 29651
 Williams St., Greenville, S.C.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 BOOK 1116 PAGE 893

KNOW ALL MEN BY THESE PRESENTS, that M. GRAHAM PROFFITT, III, 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 on the northwesterly side of White Water Court, near the City of Greenville, S. C., and being designated as Lot 170 on a plat entitled "Revision Lots 170 & 171, Map No. 2, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 70, Page 73, (for original plat, see Plat Book 4F, Page 85), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a drill hole on the northwesterly side of White Water Court, being the center of a joint driveway and also, the joint front corner of Lots 170 and 171, and running thence along the common line of said lots N. 74-55 W. 49.56 feet to a point; thence continuing along the common line of said lots N. 66-38-31 W. 123.07 feet to an X on manhole cover ring; thence N. 53-52 E. 95.12 feet to an iron pin; thence N. 62-49-25 E. 76.85 feet to an iron pin, joint rear corner of Lots 169 and 170; thence along the common line of said lots S. 27-09-46 E. 152.23 feet to an iron pin on the northwesterly side of White Water Court; thence along said Court on a curve the chord of which is S. 71-53-44 W. 56.5 feet to a drill hole, the point of BEGINNING.

As shown on the plat above referred to, portions of the driveway serving Lots 170 and 171 are located partly on both of said lots. The grantors and the grantee herein do hereby create a joint and reciprocal easement appurtenant for the purpose of ingress and egress to the respective lots for the benefit of the owners thereof, their invitees, licensees and assignees, the owners of the respective lots being equally and jointly responsible for the upkeep, maintenance and repair of that portion of the driveway that is joint, each being responsible individually for the upkeep, maintenance and repair for the respective portions thereof located exclusively on each lot.

This conveyance is subject to all restrictions, setback lines, roadways and rights of way, if any, affecting the above described property, and is subject to a 10' drainage easement, 25' sanitary sewer easement. This is a portion of the same property conveyed to the grantors herein by deed of Cothran & Darby Builders, Inc. to Ellis L. Darby, Jr. recorded May 1, 1973, in Deed Book 973, Page 546, also by deed of Cothran & Darby Builders, Inc. to John Cothran Company, Inc. recorded May 1, 1973, in Deed Book 973, Page 549, and by deed of M. G. Proffitt, Inc. to M. Graham Proffitt, III recorded May 1, 1973, in Deed Book 973, 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 4th day of December, 19 79

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Alewine
Schuyler B. Proffitt

M. Graham Proffitt, III (SEAL)
ELLIS L. DARBY, JR. (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
 By: Schuyler B. Proffitt (SEAL)
 President
 PROBATE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

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 4th day of December 19 79

Schuyler B. Proffitt (SEAL) Elizabeth M. Alewine
 Notary Public for South Carolina.

My commission expires May 31, 1989

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

RENUNCIATION OF GREENVILLE COUNTY SOUTH CAROLINA DOCUMENTARY TAX 10.45

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

4th day of December 19 79
Schuyler B. Proffitt (SEAL) Rhoda P. Proffitt
 Notary Public for South Carolina. Lillian C. Darby

My commission expires May 31, 1989

RECORDED DEC 5 1979
 RECORDED this 5 day of 19 79, at M., No. 18693
 at 3:52 P.M. 1-2 534.2 - 1-14 1 2

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