

GRANTEES' ADDRESS: Creekside Road, Greer, S. C. 29651

RICHARDSON AND JOHNSON P.A. ARCHITECTS GREENVILLE, S.C. 29602

41 and 406

STATE OF SOUTH CAROLINA } CR. 100 S.C.
COUNTY OF GREENVILLE } 2 18 PM '81

DONALD W. ANSERSLEY

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

One Hundred Six Thousand Five Hundred and No/100 (\$106,500.00)----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto James Brandon Simons and Cathy W. Simons, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeasterly side of Creekside Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 415 on plat entitled "Map 3, Section 2, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Creekside Road, said pin being the joint front corner of Lots 414 and 415 and running thence with the common line of said lots, S. 67-21-09 E. 176.88 feet to an iron pin, the joint rear corner of Lots 414 and 415; thence N. 19-06-48 E. 85.42 feet to an iron pin, the joint rear corner of Lots 415 and 416; thence with the common line of said lots, N. 58-51-52 W. 165.16 feet to an iron pin on the Southeasterly side of Creekside Road; thence with the Southeasterly side of Creekside Road, S. 26-53-31 W. 110 feet to an iron pin, the point of beginning.

11(195) 534.6-1-15

This is the same property conveyed to the Grantor herein by deed of John Cothran Company, Inc., et al, dated January 21, 1981, to be recorded herewith.

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.



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 23rd day of January 1981

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE PROBATE

Personally appeared the undersigned witness and made oath that is 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 is he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of January 1981
[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires:

RECORDED JAN 23 1981 2:18 P.M. 1981

93.40

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