

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE-Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., a South Carolina corporation

in consideration of Six Thousand and no/100 (\$6,000.00) 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 Franklin Enterprises, 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 northeasterly side of East Woodburn Drive, near the City of Greenville, S. C., being known and designated as Lot No. 40 on plat entitled "Final Plat, Seven Oaks", as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, page 6, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of East Woodburn Drive, said iron pin being the joint front corner of Lots 40 and 41 and running thence N 15-10 E 222.6 feet to an iron pin, joint rear corner of Lots 40 and 41; turning and running thence S 33-12 E 180 feet to an iron pin, joint rear corner of Lots 40 and 39; turning thence and running S 44-49 W 148 feet to an iron pin, joint front corner of Lots 39 and 40 on the northeasterly side of East Woodburn Drive; turning and running thence with the northeasterly side of East Woodburn Drive N 55-30 W 65 feet to an iron pin, the point of beginning.

For deed into grantors, see Deed Book 923, page 153.

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

GRANTEE TO PAY 1973 TAXES.

- 276-72.1-1-40 1200

Greenville County
Stamps
Paid \$ 650
Act No. 380 Sec. 1



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) 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)' hand(s) and seal(s) this 14th day of April 1973.

SIGNED, sealed and delivered in the presence of:

Rebecca S. Watkins
Robert C. Wilson, Jr.

M. Graham Proffitt III (SEAL)
M. Graham Proffitt, III
Ellis L. Darby, Jr. (SEAL)
Ellis L. Darby, Jr.
JOHN COTHRAN COMPANY, INC. (SEAL)
By: *John C. Cothran* (SEAL)
John C. Cothran, President

STATE OF SOUTH CAROLINA
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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) 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 14th day of April 1973.

Robert C. Wilson, Jr. (SEAL)
Notary Public for South Carolina.
My Commission Expires: March 15, 1982.

Rebecca S. Watkins

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 grantor(s) and the grantor(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 14th day of April 1973.

Robert C. Wilson, Jr. (SEAL)
Notary Public for South Carolina.
My Commission Expires: March 15, 1982.

Rhoda R. Proffitt
Rhoda R. Proffitt
Lillian C. Darby
Lillian C. Darby

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

72.1