

TITLE TO REAL ESTATE—Prepared by KENDRICK STEPHENSON & JOSEPH W. JONES, Attorneys at Law, Greenville, S. C.

Place in box 2
Edward & McPherson

STATE OF SOUTH CAROLINA,
County of GREENVILLE

MAY 11 1971
OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the

sum of Seven Thousand Nine Hundred Fifty and No/100 (\$7,950.00) dollars,
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Werner H. Bonitz, and Elisabeth L. Bonitz, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southeasterly side of King George Road, near the City of Greenville, S. C., being known and designated as Lot No. 50 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4F, pages 2, 3 and 4 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of King George Road said pin being the joint front corner of Lots 49 and 50 and running thence with the common line of said lots S 3-49 E 165 feet to an iron pin, the joint rear corner of Lots 49 and 50; thence S 86-11 W 177 feet to an iron pin, the joint rear corner of Lots 50 and 51; thence with the common line of said lots N 3-49 W 165 feet to an iron pin on the southeasterly side of King George Road; thence with the southeasterly side of King George Road N 86-11 E 177 feet to an iron pin, the point of beginning.

This conveyance is subject to a 20 foot drainage easement and a 25 foot sewer right of way as shown on the recorded plat and to all restrictions, setback lines, roadways easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 869, page 25.

GRANTEE TO PAY 1971 TAXES.



8.80
Sec. 1

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinafove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinafove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, Ellis L. Darby, Jr., President of Cothran & Darby * Builders, Inc. and M. Graham Proffitt, III, President of M. G. Proffitt, Inc.

on this the 13th day of May, 1971, in the year of our Lord one thousand nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

Anita C. Spate
W. J. Johnson

STATE OF SOUTH CAROLINA,
County of GREENVILLE

COTHRAN & DARBY BUILDERS, INC. (L.S.)

By *Ellis L. Darby, Jr.* President
and
M. G. PROFFITT, INC.

By *M. Graham Proffitt* President

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Ellis L. Darby, Jr. as President of ~~xxxx~~ Cothran & Darby Builders, Inc. and M. Graham Proffitt, III as President of M. G. Proffitt, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13th day of May, 1971, A. D., 1971.
W. J. Johnson (L.S.)
Notary Public for South Carolina.
My commission expires November 19, 1979.

Deed Recorded May 14th, 1971 at 1:55 P. M. #27144

200-545-1-1-50