

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

JUL 7 3 31 PM '71

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, Inc. and M. G. Proffitt, Inc. 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 Six Thousand Nine Hundred Fifty and no/100 (\$6,950.00) 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 Donald E. Franklin, his heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the northeasterly intersection of Foxcroft Road and Red Fox Trail, near the City of Greenville, S. C., being known and designated as Lot No. 66 on plat of Foxcroft, Section I, as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4F, at 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 northerly side of Red Fox Trail, said pin being the joint front corner of Lots 66 and 67 and running thence with the common line of said Lots N 3-49 W 150 feet to an iron pin, the joint rear corner of Lots 66 and 67; thence with the common line of Lots 65 and 66 S 86-11 W 161.7 feet to an iron pin on the easterly side of Foxcroft Road; thence with the easterly side of Foxcroft Road S 16-22 E 128.7 feet to an iron pin at the intersection of Foxcroft Road and Red Fox Trail; thence S 55-06 E 39 feet to an iron pin on the northerly side of Red Fox Trail; thence with the northerly side of Red Fox Trail N 86-11 E 103.3 feet to an iron pin, the point of beginning.

For restrictions applicable to this subdivision, see Deed Book 879, page 179.

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

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

GRANTEE(S) TO PAY 1971 TAXES.



Greenville County  
Stamps  
Paid \$ 7.70  
Act No. 380 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) hereinabove named, his heirs and assigns forever.

And the said granting corporations do hereby bind themselves and their successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his 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 corporations have caused their corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers, Ellis L. Darby, Jr., President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, as President of M. G. Proffitt, Inc. on this the 1st day of July in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

*Unita C. Yates*  
*Mary E. Johnson*

COTHRAN & DARBY BUILDERS, INC. (L.S.)  
By *Ellis L. Darby, Jr.*  
President  
M. G. PROFFITT, INC.

STATE OF SOUTH CAROLINA,  
County of Greenville

BY *M. Graham Proffitt III*  
President

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw Ellis L. Darby, Jr. as President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III as President of M. G. Proffitt, Inc. their 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 1st day of July, 1971 A. D., 1971  
*Mary E. Johnson* (L.S.)  
Notary Public for South Carolina.  
My Commission Expires November 19, 1979.

*Unita C. Yates*