

GREENVILLE CO. S. C.
OCT 6 12:17 PM '71
ALTE FARNSWORTH
R. M. C.

TITLE TO REAL ESTATE—Prepared by KENNEDICK, STEVENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Cothran & Darby Builders, 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
sum of Five Thousand One Hundred Sixty-Six and 66/100 (\$5,166.66) 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 M. G. Proffitt, Inc., its successors and assigns forever:

An undivided two-thirds (2/3) interest in and to all that certain piece, parcel
or lot of land with the buildings and improvements thereon, lying and being on
the northerly side of King George Road, near the City of Greenville, S. C., being
known and designated as Lot No. 46 on plat of Section I, Foxcroft, 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 northerly side of King George Road, said pin
being the joint front corner of Lots 46 and 47 and running thence with the com-
mon line of said Lots N 3-49 W 165 feet to an iron pin, the joint rear corner of
Lots 46 and 47; thence S 86-11 W 175 feet to an iron pin, the joint rear corner
of Lots 45 and 46; thence with the common line of said Lots S 3-49 E 165 feet to
an iron pin on the northerly side of King George Road; thence with the northerly
side of King George Road N 86-11 E 175 feet to an iron pin, the point of beginn-
ing.

This conveyance is subject to a 10 foot drainage easement and a 25 foot sewer
line 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.



6.05

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, its
successors, 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) hereinabove named, and its successors, 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. as President
on this the 6th day of October in the year of our Lord one thousand, nine hundred and
seventy-one.

Signed, sealed and delivered in the presence of:
J. Ann L. Steen
Maye R. Johnson

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

STATE OF SOUTH CAROLINA,
County of Greenville

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.
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 wit-
ness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day
of October A. D., 19 71
Maye R. Johnson (L.S.)
Notary Public for South Carolina.
My Commission Expires November 19, 1979.
Deed Recorded October 6, 1971 at 12:17 P. M., #9987

J. Ann L. Steen
540.7

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