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OLLIE FARNSWORTH  
R. M. C.

TITLE TO REAL ESTATE-Prepared by KENDRICK STEPHENSON & 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. and M. G. Proffitt, Inc. their principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Six Thousand Seven Hundred Fifty and No/100 (\$6,750.00) 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 on the southerly side of King George Road, near the City of Greenville, S. C., being known and designated as Lot No. 54 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 southerly side of King George Road, said pin being the joint front corner of Lots 53 and 54 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 53 and 54; thence S 86-11 W 130 feet to an iron pin, the joint rear corner of Lots 54 and 55; thence with the common line of said lots N 3-49 W 165 feet to an iron pin on the southerly side of King George Road; thence with the southerly side of King George Road N 86-11 E 130 feet to an iron pin, the point of beginning.

This conveyance is subject to a 25 foot sewer right of way, a 10 foot drainage easement and 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.

GRANTEES TO PAY 1971 TAXES.



7.70

200-540.7-1-54

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 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 his 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., President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, President of M. G. Proffitt, Inc. on this the 28th day of October in the year of our Lord one thousand, nine hundred and seventy-one.

Signed, sealed and delivered in the presence of:

*Anita 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, President of M. G. Proffitt, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with their corporate seal and as the acts and deeds of said corporations deliver the within written deed, and that(s) he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of October A. D., 1971  
*Mary E. Johnson* (L.S.)  
Notary Public for South Carolina.  
My commission expires November 19, 1979.

*Anita C. Yates*

Recorded November 1, 1971 At 12:08 P.M. # 12427 . 540.7