

GREENVILLE CO. S. C.

SEP 17 12 38 PM '73

VOL 984 PAGE 111

TITLE TO REAL ESTATE - Prepared by KENDRICK STEPHENSON & JOSEPH S. TANKERSLEY, Attorneys at Law, Greenville, S. C.
JOSEPH S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That COTHRAN & DARBY BUILDERS, INC. & 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 SEVEN THOUSAND SEVEN HUNDRED FIFTY and NO/100 (\$7,750.00) - - - - - 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 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 northerly side of Meadow Lane, near the City of Greenville, S. C., being known and designated as Lot No. 3 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 northerly side of Meadow Lane, said iron pin being the joint front corner of Lots 2 and 3; running thence with the common line of said Lots N 3-16 W 160 feet to an iron pin, joint rear corner of said Lots; turning and running thence S 86-44 W 125 feet to an iron pin, the joint rear corner of Lots 3 and 4; turning and running thence with the common line of said Lots S 3-16 E 160 feet to an iron pin, the joint front corner of Lots 3 and 4; turning and running thence with the northerly side of Meadow Lane N 86-44 E 125 feet to an iron pin, the point of beginning. - 200 - 540.7 - 1 - 3

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

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.

1600
Greenville County
Stamps 480
Paid \$
Act No. 320 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) hereinafter 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) hereinafter 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., President of Cothran & Darby Builders, Inc. and M. Graham Proffitt, III, President of M. G. Proffitt, Inc. on this the 14th day of September in the year of our Lord one thousand, nine hundred and seventy-three.

Signed, sealed and delivered in the presence of
Elizabeth M. Sandell
Robert C. Moore, Jr.

COTHRAN & DARBY BUILDERS, INC.
By *Ellis L. Darby, Jr.* President
M. G. PROFFITT, INC.
By *M. Graham Proffitt, III* President

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that she saw Ellis L. Darby, Jr. as President of 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 she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 14th day of September, A. D. 19 73
Elizabeth M. Sandell
Notary Public for South Carolina.
My Commission expires March 15, 1982

Elizabeth M. Sandell

Deed recorded September 17, 1973 at 12:38 P. M., # 7067

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