

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
JAN 17 9 23 AM '76
VOL 1033 PAGE 171
DONNIE S. FANNINGBLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that we, M. GRAHAM PROFFITT, III, ELLIS L. DARBY, JR., and JOHN COTHRAN COMPANY, INC., a South Carolina Corporation,

in consideration of Nine Thousand Five Hundred and No/100-----(\$9,500.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

M. G. PROFFITT, INC., its successors and assigns, forever:

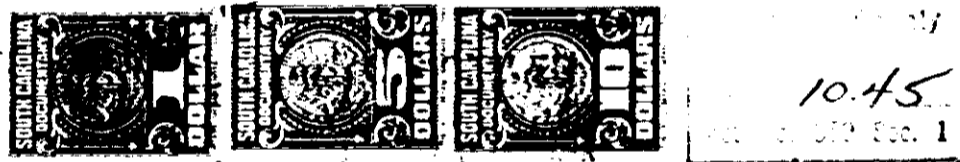
ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Sugar Creek Lane, near the City of Greenville, South Carolina, being known and designated as Lot No. 145 on plat entitled "Map No. 4, Section One, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Sugar Creek Lane, said pin being the joint front corner of Lot Nos. 144 and 145 and running thence S. 43-45-00 E. 150.00 feet to an iron pin, the joint rear corner of Lot Nos. 144 and 145; turning and running thence with the common line of Lot Nos. 145, 148 and 147 N. 46-15-00 E. 120.00 feet to an iron pin, the joint rear corner of Lot Nos. 145 and 146; turning and running thence with the common line of said lots N. 43-45-00 W. 150.00 feet to an iron pin, the joint front corner of said lots, said iron pin being on the southeasterly side of Sugar Creek Lane; turning and running thence with the southeasterly side of Sugar Creek Lane S. 46-15-00 W. 120.00 feet to an iron pin, the point of beginning. - 195 - 534.3 - 1 - 211

This conveyance is subject to a drainage and utilities easement 5 feet on each side and rear lot lines, and 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 973, page 549, Deed Book 973, page 546, and Deed Book 973, page 753.

GRANTEE TO PAY 1976 TAXES.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantees, and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 6th day of January, 1976

SIGNED, sealed and delivered in the presence of:

Charles B. [unclear]
Donna N. Bortin
M. Graham Proffitt III (SEAL)
Ellis L. Darby Jr. (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
John L. [unclear]

STATE OF SOUTH CAROLINA }
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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of January 1976.

Donna N. Bortin (SEAL)
Notary Public for South Carolina
My commission expires: September 22, 1982

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

6th day of January, 1976

Donna N. Bortin (SEAL)
Notary Public for South Carolina
My commission expires: September 22, 1982

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

534.3

(CONTINUED ON REVERSE PAGE)

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