

207 Silver Creek Rd
Greenville S.C.
RICHARDSON AND JOHNSON, P.A. Attorneys at Law, Greenville, S.C.

FILED
GREENVILLE CO. S.C.
SEP 9 4 35 PM '77
JOHN S. TANKERSLEY
R.H.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that M. G. Proffitt, Inc. and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirteen Thousand Three Hundred and No/100 (\$13,300.00) Dollars and assumption of the mortgage set out hereinbelow, ~~XXXXXX~~ the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto J. M. Ward and Ann M. Ward, their heirs 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 Silver Creek Road, near the City of Greenville, S. C., being known and designated as Lot No. 328 on plat entitled "Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R, page 86 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Silver Creek Road, said pin being the joint front corner of Lots 328 and 329 and running thence with the common line of said lots N 39-55-00 E 150 feet to an iron pin, the joint rear corner of Lots 328 and 329; thence S 50-05-00 E 125 feet to an iron pin, the joint rear corner of Lots 327 and 328; thence with the common line of said lots S 39-55-00 W 150 feet to an iron pin on the northerly side of Silver Creek Road; thence with the northerly side of Silver Creek Road N 50-05-00 W 125 feet to an iron pin, the point of beginning.

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

This is the same property conveyed to the grantor herein by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., dated June 9, 1977, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1058 at Page 482 on June 14, 1977.

As part of the consideration, grantees agree to assume that certain mortgage given by grantor to Fidelity Federal Savings & Loan Association in the amount of \$49,200.00, dated June 14, 1977, and recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 1400 at Page 942 on June 14, 1977.

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 grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 9th day of September 19 77

SIGNED, sealed and delivered in the presence of:

(SEAL)
A Corporation M. G. PROFFITT, INC.
By: M. Graham Proffitt
President
Secretary

Maryanne Whalley
W. D. Richardson

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROBATE

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

SWORN to before me this 9th day of September 19 77
W. D. Richardson (SEAL) Maryanne Whalley

Notary Public for South Carolina.
My commission expires: 12/16/80
RECORDED this SEP 9 1977 at 4:36 P. M. No. 5069

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