

Grantee's Address: 209 Oak Ridge Court, Sugar Creek Subdivision, Greer, S.C. 29651

Prepared by WYCHIE, BURCHESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C.

VOL 1108 PAGE 123

State of South Carolina CO. S. C.
GREENVILLE COUNTY 2 18 PM '79

TITLE TO REAL ESTATE

Know All Men by These Presents:

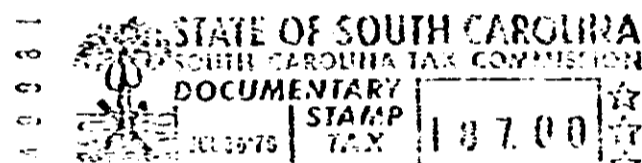
That M. G. Proffitt, Inc., hereafter referred to as Grantor, in consideration of the sum of Ninety Three Thousand Five Hundred and No/100 (\$93,500.00) DOLLARS, paid to Grantor by Frank R. Beaudine, Jr. and Martha P. Beaudine hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, 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 Southerly side of Oak Ridge Court near the City of Greenville, South Carolina being known and designated as Lot No. 188 on plat entitled "Map No. 2, Section 1, Sugar Creek" as recorded in the R.M.C. Office in Plat Book 4-R page 85 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Oak Ridge Court said pin being the joint front corner of Lot Nos. 187 and 188 and running thence with the common line of said lots S. 33-44-06 E. 146.86 feet to an iron pin the joint rear corner of Lot Nos. 187 and 188; thence N. 55-50-48 E. 101.00 feet to an iron pin the joint rear corner of Lot Nos. 188 and 189; thence with the common line of said lots N. 33-44-06 W. 146.12 feet to an iron pin on the Southerly side of Oak Ridge Court; thence with the Southerly side of Oak Ridge Court S. 56-15-54 W. 101.00 feet to an iron pin the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property. -11-195-534.3-1-101

This is the same property conveyed to the Grantor by deed of M. Graham Proffitt, III, Ellis L. Darby, Jr. and John Cothran Company, Inc., dated November 15, 1978, and recorded on November 20, 1978, in the Office of the RMC for Greenville County, South Carolina in Deed Book 1092. at Page 272.



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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 27th day of July, 1979.

M. G. PROFFITT, INC. (Seal)

Signed, Sealed and Delivered in the Presence of

By: M. Graham Proffitt (Seal)

Jo Lynn Skelton
Sara A. Barfield

(Seal)
(Seal)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 27th day of July, 1979.
Sara A. Barfield (Seal)
Notary Public for South Carolina

Jo Lynn Skelton

My Commission expires ~~XXXXXX~~ 10-19-80

(NOT NECESSARY)
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____
(Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____

3324

Recorded this July 30, 1979 day of _____ at _____ M., No. _____
at 2:18 P.M.

0123

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