

TITLE TO REAL ESTATE BY A CORPORATION - Offices of Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S. C.
APR 28 1980
WASLEY

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KNOW ALL MEN BY THESE PRESENTS, that M. G. PROFFITT, INC.,
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of One Hundred Sixteen Thousand
Five Hundred and 00/100ths (\$116,500.00) ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto JOHN H. PHARES AND HENRIETTA D. PHARES, their Heirs and Assigns forever:

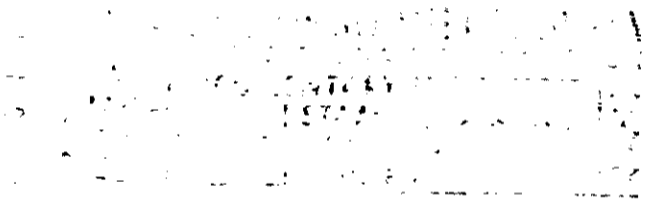
ALL that certain piece, parcel, or lot of land with the buildings and improvements
thereon, lying and being on the westerly side of Sugarcane Court near the City of
Greenville, South Carolina, being known and designated as Lot No. 13 on plat entitled
"Map 7, Sugar Creek," as recorded in the RMC Office for Greenville County, South
Carolina, in Plat Book 7-C at Page 15, and having, according to said plat, the follow-
ing metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Sugarcane Court, said pin being the
joint front corner of Lots 13 and 14 and running thence with the westerly side of
Sugarcane Court S. 5-37-15 E., 100 feet to an iron pin, the joint front corner of
Lots 12 and 13; thence with the common line of said lots S. 84-22-45 W., 137.5 feet
to an iron pin, the joint rear corner of Lots 12 and 13; thence N. 5-37-15 W., 100
feet to an iron pin, the joint rear corner of Lots 14 and 15; thence with the common
line of said lots N. 84-22-45 E., 137.5 feet to an iron pin, the point of beginning.

This being the same property conveyed unto Grantor herein by deed of John Cothran
Company, Inc., a South Carolina Corporation, M. Graham Proffitt, III, and Ellis L.
Darby, Jr., dated April 28, 1980, to be recorded herewith.

This property is conveyed subject to all restrictions, setback lines, roadways,
easements, and rights-of-way, if any, appearing of record, on the premises or on
the recorded plat, which affect the property hereinabove described.

(11)-195-534.3-1-357



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)' 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)' heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or 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 28th day of April, 1980.

SIGNED, sealed and delivered in the presence of:

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

Henry M. Bice
Max R. Johnson

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its 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 28th day of April, 1980.

Max R. Johnson (SEAL) Henry M. Bice

Notary Public for South Carolina
My commission expires: 5-9-89

RECORDED APR 28 1980 day of APRIL 1980, at 10:58 A. M., No. 32619

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