

FILED
GREENVILLE CO. S. C.

JAN 26 2 49 PM '73
DONNIE S. TANKERSLEY
R.M.C.

VOL 966 PAGE 08

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Franklin Enterprises, 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
---Ten Thousand Seven Hundred Fifty and No/100---(\$10,750.00-----) Dollars, and
assumption of mortgage hereinbelow referred to
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,
sell and release unto James B. Cox, Jr., his heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina, being shown
as Lot 4 on a plat of Map 3 of Foxcroft Subdivision, Section 1, dated September 15,
1969 prepared by C. O. Riddle, recorded in Plat Book 4F at Page 4 in the R.M.C.
Office for Greenville County and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Meadow Lane at the joint front
corner of Lots 4 and 5 and running thence with Lot 5 N. 3-16 W. 160 feet to an
iron pin at the joint rear corner of Lot 4 and Lot 5; thence N. 86-44 E. 125 feet
to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 3
S. 3-16 E. 160 feet to an iron pin on Meadow Lane; thence with said Lane S. 86-44
W. 125 feet to the point of beginning.

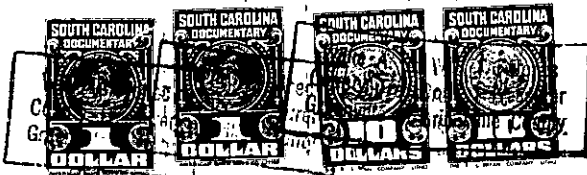
This is the same property conveyed to the grantor by deed recorded in Deed Book
949 at Page 270 in the R.M.C. Office for Greenville County.

As a part of the consideration the grantee assumes and agrees to pay the balance
due on a mortgage to Fidelity Federal Savings and Loan Association recorded in
Mortgage Book 1241 at Page 369 in the R.M.C. Office for Greenville County, the
present balance being \$40,250.00, with interest from February 1, 1973.

This property is conveyed subject to all restrictions, easements, zoning ordinances
and rights of way of record and on the ground which affect said property.

Grantee is to pay 1973 county property taxes.

This deed is executed by the president of Franklin Enterprises, Inc., Donald E.
Franklin, who according to the By-Laws of said corporation, is the sole officer
authorized to sign deeds and conveyances of property belonging to Franklin
Enterprises, Inc.



Greenville County
Stamps
Paid \$ 1210
Act No. 380 Sec. 1

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 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 25th day of January 1973.

SIGNED, sealed and delivered in the presence of: FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: Donald E. Franklin
President
Secretary

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 25th day of January 1973.
Linda J. Forrester (SEAL) Notary Public for South Carolina.
My commission expires: 8/4/79

RECORDED this 26th day of January 1973, at 2:49 P. M., No. 21096

5A0.7

1-200-5407-1-4