

TITLE TO REAL ESTATE-Prepared by Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

VOL 906 PAGE 345

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

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 FRANKLIN ENTERPRISES, 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 northwesterly side of Middlebrook Road, near the City of Greenville, S. C., being known and designated as Lot No. 303 on plat entitled "Map 1, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5D, at page 18, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Middlebrook Road, said pin being the joint front corner of Lots 302 and 303 and running thence with the common line of said Lots N 49-15-00 W to an iron pin, the joint rear corner of Lots 302 and 303; thence S 40-45-00 W 125 feet to an iron pin, the joint rear corner of Lots 303 and 304; thence with the common line of said Lots S 49-15-00 E 170 feet to an iron pin on the northwesterly side of Middlebrook Road; thence with the northwesterly side of Middlebrook Road N 40-45-00 E 125 feet to an iron pin, the point of beginning.

For deeds into grantors, see Deed Book 973, page 549, Deed Book 973, page 546, and Deed Book 973, page 753.

out of 538.7-1-26.1 (Noted)

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

GRANTOR TO PAY 1974 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 grantee(s), 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 1st day of April, 1974.

SIGNED, sealed and delivered in the presence of:
Ellis L. Darby, Jr. (SEAL)
M. Graham Proffitt, III (SEAL)
JOHN COTHRAN COMPANY, INC. (SEAL)
By: John C. Carter (SEAL) President

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
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 1st day of April, 1974.
Harry R. Stephenson (SEAL)
Notary Public for South Carolina
My commission expires November 18, 1980
Clara H. Boyter

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
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
1st day of April, 1974
Harry R. Stephenson (SEAL)
Notary Public for South Carolina
My commission expires November 18, 1980
Lillian C. Darby
Kada S. Proffitt

RECORDED this _____ day of _____, 19____, at _____ M., No. _____
(CONTINUED ON NEXT PAGE)

RECORDED

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