

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } GA

Grantee(s) Address: 306 Holly Park Ln. 542-1123 PAGE 338
Simpsonville, SC 29681
S. C.

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 Mauldin, State of South Carolina, in consideration of FIFTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$51,500.00) ----- Dollars, and assumption of mortgage, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto IAN M. FRASER and ANN FRASER

ALL that lot of land situate on the southeastern side of Holly Park Lane in the County of Greenville, State of South Carolina being shown as the major portion of Lot 117 and part Lot 116 on a plat of Holly Tree Plantation, Phase II, Section III-B, recorded in Plat Book 6-H at page 41 in the RMC Office for Greenville County and also being shown on a plat of the Property of Ian M. Fraser and Ann Fraser dated April 8, 1980, prepared by Freeland & Associates, Surveyors, recorded in Plat Book 7-2 at page 9 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit: (16)-115-542.10-1-8

BEGINNING at an iron pin on the southeastern side of Holly Park Lane at the joint front corner of Lot 116 and Lot 117 and running thence with a new line through Lot 116 S 20-53 E 184.21 feet to an iron pin; thence S 40-22 W 150 ft. to an iron pin; thence N 47-00 W 160 feet to an iron pin; thence N 4-52 W 60 feet to an iron pin; thence with the new line through Lot 117 N 52-29 E 100.32 feet to an iron pin; thence N 19-52 E 93.6 feet to an iron pin on Holly Park Lane; thence with said lane S 39-04 E 30 feet to an iron pin; thence still with said lane S 70-05 E 25 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by deed of Holly Tree Plantation, a Limited Partnership, recorded on May 5, 1978 in Deed Book 1078 at page 634 in the RMC Office for Greenville County.

This property is conveyed subject to a 20-ft. easement from Holly Park Lane to Lot 118, as shown on the aforementioned latter recorded plat.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Grantees are to pay 1980 property taxes.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage to First Federal Savings & Loan Assn., recorded in Mortgage Book 1483 at page 253 in the RMC Office, Gvl. Co., balance being \$88,000.00. 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 15th day of April 19 80.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By: *[Signature]*

President D. E. Franklin

Secretary 27337 DRM JPT

Ian M. Fraser, et ux

542.2-1-8

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 15th day of April 19 80.

Donald P. McAlister (SEAL)
Notary Public for South Carolina.

My commission expires: 6-15-89

RECORDED this APR 15 1980 day of April, 19 80, at

at 2:09 P.M.

30-129

GREENVILLE COUNTY TAX 56.65

0.93

4328 RV-2