

109 Murray Drive, Mauldin, S.C. 29662

TITLE TO REAL ESTATE - Offices of Bazeman, Grayson & Smith, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that DONALD E. FRANKLIN AND SUSAN R. FRANKLIN

in consideration of One and No/100 (\$1.00) ----- 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 SEDGEFIELD VILLAS TOWNHOMES ASSOCIATION, INC., its successors and assigns forever,

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.81 Acres as is more fully shown on a plat entitled "Sedgefield Villas" prepared by Freeland & Associates, Inc. dated August 11, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Edwards Street, located 435 feet, more or less, from its intersection with Buttercup Way, and running thence with the eastern side of Edwards Street N. 28-26 W. 195.66 feet to an iron pin; running thence N. 61-44 E. 190.90 feet to an iron pin; running thence S. 28-16 E. 129.46 feet to an iron pin; running thence S. 61-44 W. 29.04 feet to an iron pin; running thence S. 28-06 E. 66.65 feet to an iron pin; running thence S. 61-54 W. 161.10 feet to an iron pin, the POINT OF BEGINNING.

LESS, HOWEVER, Lots 44, 46, 48, 50, 52, 54, 56, 58, 60 and 62 shown thereon.

This is a portion of the identical property conveyed to the Grantors herein by Fred J. Mappus, et.al., by deed recorded June 13, 1973, in the R.M.C. Office for Greenville County in Deed Book 976 at Page 704.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

P 13.1-1-1.2
12(271) OUT OF: P 13.1-1-1.1

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(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 15th day of September 19 83

SIGNED, sealed and delivered in the presence of:

Patrick W. Gray
Susan R. Hukey

Donald E. Franklin (SEAL)
DONALD E. FRANKLIN
Susan R. Franklin (SEAL)
SUSAN R. FRANKLIN (SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of September 19 83

Patrick W. Gray (SEAL)
Notary Public for South Carolina.
My Commission Expires: 10-15-89

Susan R. Hukey

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 15th

day of September 19 83
Patrick W. Gray (SEAL)
Notary Public for South Carolina.
My Commission Expires 10-15-89

Susan R. Hukey

RECORDED this 20 day of September 1983 at 10:02 A. M. No. 9349

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