

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, G. C. Franklin of the County and State died intestate during the year 1942 leaving as his sole heirs at law his widow, Vantross Franklin and his eight children to-wit: Elizabeth Calhoun, John C. Franklin, George C. Franklin, Benjamin Franklin, Lula Kibler, Nannie F. Miller, Alice F. Land and Robert Franklin. At the time of his death he owned various properties in the County and State aforesaid among which is a lot or parcel of land hereafter described, which said lot or parcel of land his heirs have contracted to sell unto James Erby.

KNOW ALL MEN BY THESE PRESENTS, That We, Vantross Franklin, Elizabeth Calhoun, John C. Franklin, George C. Franklin, Benjamin Franklin, Lula Kibler, Nannie F. Miller, Alice F. Land and Robert Franklin

in the State aforesaid,

in consideration of the sum of Twenty One Hundred (\$2100.00) Dollars

to us paid by James Erby

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James Erby

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in Austin Township, on Laurens Road near Laurel Creek, being known and designated as Lot Number 1 of a subdivision of F. L. Swords land in and by a survey having the following metes and bounds, courses and distances:

Beginning at an iron pin on line of Laurel Creek Church property and running thence N. 13-30 E. 240 feet to an iron pin 25 feet from center of the Laurens Road; thence along the said Laurens Road, 25 feet from center of same, S. 63 E. 96.7 feet to an iron pin; thence S. 13-30 W. 215.3 feet to an iron pin on said Church property line; thence N. 77-15 W. 94.7 feet to the beginning corner; and containing one-half of an acre, more or less. And being a part of the land conveyed to F. L. Swords by J. D. Elrod by deed dated April 30, 1934, and recorded in Book 176, page 56, R. M. C. Office, Greenville County.

This is the identical land conveyed to G. C. Franklin by F. L. Swords by deed dated Feb. 13, 1937, said deed being recorded in Book 201, page 220, R. M. C. Office, Greenville County.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said James Erby and his heirs and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said James Erby and his heirs and assigns against us and our heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hand and Seal this 29 day of April in the year of our Lord one thousand nine hundred and forty six.

Signed, Sealed and Delivered
in the presence of:

W. T. Calhoun
T. K. Bythewood
LeRoy Y. Robinson
Henry Miller
Annie A. Clark
Annette E. Bailey
Oliver A. Clark
Onell Culver
Mildred B. Price
Anna Moore

Elizabeth Calhoun (SEAL)
Alice F. Land (SEAL)
Lula Kibler (SEAL)
Nannie Miller (SEAL)
Robert Franklin (SEAL)
John C. Franklin (SEAL)
George C. Franklin (SEAL)
Benjamin Franklin (SEAL)
Vantross Franklin (SEAL)