

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 5 4 43 PM '74  
DONNIE S. TANKERSLEY  
R.M.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  
Greenville, State of South Carolina, in consideration of  
---Twelve Thousand Six Hundred and No/100 and assumption of mortgage Dollars,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain,  
sell and release unto RANDOLPH KOWALSKI and FRANCES B. KOWALSKI

All that lot or parcel of land lying and being on the western side of Meadow Wood Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 98 on plat entitled "Foxcroft, Section I", as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4F, Pages 2, 3 and 4, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Meadow Wood Drive, said iron pin being the joint front corner of Lots 97 and 98, and running thence along the common line of said lots S. 86-44 W. 160.3 feet to an iron pin, said iron pin being the joint rear corner of said lots; thence S. 4-30 E. 130 feet to an iron pin, the joint rear corner of Lots 98 and 99; and running thence along the common line of said lots N. 86-44 E. 160.3 feet to an iron pin, the joint front corner of Lots 98 and 99; turning and running thence with the western side of Meadow Wood Drive N. 4-30 W. 130 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor by deed recorded in Deed Book 987 at Page 558 in the R.M.C. Office for Greenville County.

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

*300 - 540.7 - 1 - 93*

Grantees are to pay 1974 County 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 Association recorded in Mortgage Book 1294 at Page 486 in the R.M.C. Office for Greenville County, the present balance being \$46,400.00.



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 3rd day of June 1974.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By:

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 3rd day of June 1974 .

*Donald F. McAlister* (SEAL)  
Notary Public for South Carolina.

My commission expires: 3 4 77

RECORDED this 5 day of JUN 5 1974 at M., No. 31156

0573

4328 RV-2