

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

STATE OF SOUTH CAROLINA } Grantee(s) Address: 304 Holly Park Ln. Vol 1113 (1113) (1113)
COUNTY OF GREENVILLE } Simpsonville, SC 29681

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 FORTY-FIVE THOUSAND TWO HUNDRED AND NO/100 (\$45,200.00) 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 FRANK J. MCGEE and KATHLEEN K. MCGEE

ALL of that certain piece, parcel or lot of land together with improvements thereon situate, lying and being on the westerly side of Holly Park Lane in the County of Greenville, State of South Carolina being shown as Lot 118 and part Lot 117 on a plat of Holly Tree Plantation Subdivision, Phase II, Section III-B, prepared by Piedmont Engineers, recorded in Plat Book 6-H at page 41 in the RMC Office for Greenville County, and also being shown as Lot 118 and part of Lot 117 on a plat of the Property of Franklin Enterprises, Inc. dated October 16, 1979, prepared by Freeland & Associates, recorded in Plat Book 7-R at page 74 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Holly Park Lane at the joint front corner of Lot 118 and Lot 119 and running thence with Holly Park Lane the following courses and distances: S 76-00 W 26.4 feet, S 40-38 W 35 feet, and S 0-23 E 35 feet to an iron pin at the joint front corner of Lot 117 and Lot 118; thence with a new line through Lot 117 S 19-52 W 93.6 feet to an iron pin; thence S 52-29 W 100.32 feet to an iron pin; thence N 4-52 W 226 ft. to an iron pin; thence N 37-49 W 40 feet to an iron pin at the joint rear corner of Lot 118 and Lot 119; thence with Lot 119 S 78-56 E 207.05 feet to the point of beginning. P.T. of 542.10-1-9

This is a portion of the property conveyed to the grantor by deed of Holly Tree Plantation, recorded on May 5, 1978 in Deed Book 1078 at page 634 in the RMC Office for Greenville County. (16) - 115 - 542.10 - 1 - 9 ALSO

TOGETHER WITH a 20-foot easement for ingress and egress across Lot 117 to and from Holly Park Lane, as shown on the aforementioned latter recorded plat. This easement is to be appurtenant and is to run with the land and also shall be for the benefit of the owners of Lot 117, their heirs and assigns.

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.

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 Bk. 1472, pg. 117, RMC, Gvl, the present balance being \$84,800.00.

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)' 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)' 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 18th day of October 1979.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By:

[Signature]

President

D. E. Franklin

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 18th day of October 1979.

[Signature] (SEAL)
Notary Public for South Carolina.

My commission expires: 6-15-89

RECORDED this 19th day of Oct., 1979 at 10:03 A/M

13140

GREENVILLE COUNTY TAX 50.05

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0.86

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