

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Waterloo Circle
Taylors, S. C. 29687

1148-316

REC'D
S.C.
JAN 23 1981
CLERK
SHERSLEY

0316

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 Eleven Thousand and No/100--
----\$11,000.00) ----Dollars and Assumption of mortgage set out below, ~~EXCEED~~

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto
Ben E. Sanders, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of
Greenville, State of South Carolina, on the eastern side of S. C. Highway No. 14 and
on the southern side of Plantation Drive, being shown as Lot No. 14 on a plat of Holly
Hill Subdivision, Section 1, dated February 17, 1977, prepared by C. O. Riddle, recorded
in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 72,
reference to which is hereby made for a more complete description by metes and bounds.

This is a portion of the property conveyed to the Grantor by deed of Holly Tree Plantation,
a Limited Partnership, recorded on April 5, 1977, in Deed Book 1054, at page 87, in the
R.M.C. Office for Greenville County, South Carolina.

This conveyance is made subject to such easements, restrictions, or rights of way as may
appear of record or on the premises.

16(116) 542.9-1-5 (NOTE)

As a part of the consideration for this conveyance the Grantee assumes and agrees to pay
the balance due on that certain mortgage given by the Grantor to First Federal Savings
and Loan Association in the original sum of \$58,000.00 recorded in the R.M.C. Office
for Greenville County, South Carolina, in Mortgage Book 1398, at page 508, on
May 23, 1977, on which there is a present principal balance of \$58,000.00.

RECORDED
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CLERK
SHERSLEY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
12.10

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 grantees, and the grantees' 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 grantees and the grantees' 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 8th day of January 1981

FRANKLIN ENTERPRISES, INC. (SEAL)

SIGNED, sealed and delivered in the presence of
Elizabeth B. Johnson
Elizabeth B. Johnson

A Corporation
By *[Signature]*
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,
its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above,
is a competent witness to the same.

Subscribed to before me this 8th day of January 1981
Elizabeth B. Johnson (SEAL) *[Signature]*

Notary Public for South Carolina
My Commission expires 3-28-89
14
RECORDED this 19th day of May 1981 at 10:33 A/ M. No. 32293

4328 RV-23