

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Mailing Address: 109 Murray Drive
Mauldin, SC 29662

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

in consideration of - - SEVENTEEN THOUSAND AND NO/100 (\$17,000.00) - - - - - 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 FRANKLIN ENTERPRISES, INC.

ALL that lot of land, together with improvements thereon, situate on the south side of Grande Oaks Court in the County of Greenville, State of South Carolina, being shown as Lot No. 38 on a plat of Holly Tree Plantation Subdivision Phase III, Section II, recorded in Plat Book 7-C at page 27 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Grande Oaks Court at the joint front corner of Lot 38 and Lot 39, and running thence S. 73-45 E. 10 feet along and with Grande Oaks Court to an iron pin; thence continuing with Grande Oaks Court, S. 63-02 E. 67.4 feet to an iron pin; thence still with Grande Oaks Court S. 0-43 E. 45 feet to an iron pin at the joint front corner of Lot 37 and Lot 38; thence with Lot 37, S. 25-25 W. 161.90 feet to an iron pin on the rear line of Lot 41; thence with Lot 41, N. 51-41 W. 90 feet to an iron pin at the joint rear corner of Lot 38 and Lot 41; thence with Lot 39, N. 22-31 E. 182.64 feet to the point of beginning.

This is a portion of that property conveyed to the grantor herein by deed of Holly Tree Plantation, a Limited Partnership, recorded May 10, 1979, in Deed Book 1102 at page 140 in the R.M.C. Office for Greenville County.

This conveyance is subject to any and all existing easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

-16-116-548.3-1-57

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23rd day of April 1984.

SIGNED, sealed and delivered in the presence of:

Deanda C. Belue _____ (SEAL)
Donald E. Franklin _____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of April 1984.
Donald R. McAlister (SEAL) Deanda C. Belue
Notary Public for South Carolina
My commission expires: 6-15-89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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, 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 23rd day of April 1984.
Peter K. Clarke (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
My commission expires: MAY 25, 1985
Susan R. Franklin

RECORDED this _____ day of _____ 19____, at _____
28922 DM get
Franklin Enterprises, Inc
548.3-1-57

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4328 W. 2