

Grantee's address:
Rt. 4
101 Hedgewood Court
Greer, S.C. 29651
TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE CO. S. C.
SEP 21 11 52 AM '77
DONNIE S. TANKERSLEY
R.M.C.

VOL 1065 PAGE 182

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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
ELEVEN THOUSAND NINE HUNDRED AND NO/100 ----- (\$11,900.00) AND ASSUMPTION OF Dollars,
MORTGAGE HEREINAFTER DESCRIBED
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

RICHARD M. SANDERS AND BETTY T. SANDERS, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hedgewood Terrace and on the eastern side of Hedgewood Court being shown as Lot 62 on a plat of Devenger Place, Section VI, dated September 1975, prepared by Dalton and Neves, Co., Engineers, recorded in Plat Book 5-P at page 2 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Hedgewood Terrace at the joint front corner of Lot 62 and 63 and running thence with Lot 63, S. 6-34 W., 166.4 feet to an iron pin at the joint rear corner of Lot 62 and Lot 63; thence N. 85-42 W., 40 feet to an iron pin at the joint corner of Lot 61 and 62; thence with Lot 61, N. 77-27 W., 81.2 feet to an iron pin on the eastern side of Hedgewood Court; thence with said Court, N. 17-16 E., 151.7 feet to an iron pin; thence N. 61-55 E., 35.6 feet to an iron pin on the southern side of Hedgewood Terrace; thence with said Terrace, S. 74-40 E., 64 feet to the point of beginning.

This is the same property conveyed to grantor by Deed of Devenger Road Land Company recorded March 25, 1977 in Deed Book 1053 at Page 377 in the RMC Office for Greenville County.

As part of the consideration, grantees agree to assume and pay the balance due on that certain mortgage from grantor to First Federal Savings and Loan Association in the original amount of \$37,600.00 dated March 18, 1977 and recorded March 25, 1977 in Mortgage Book 1393 at Page 660 in the RMC Office for Greenville County upon which the balance due is \$37,600.00.

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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 20 day of September 1977

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)
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, by 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, witnessed the execution thereof.

SWORN to before me this 20 day of September 1977

[Signature] (SEAL) *[Signature]*

Notary Public for South Carolina
My commission expires: 9/11/78

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RECORDED SEP 21 1977 AT 11:52 A.M.

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