

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantees' address: 104 Holly Hill Lane
Simpsonville, S.C. 29681

1070 632

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 SEVEN HUNDRED and No/100 (\$12,700.00) -----Dollars, and assumption of mortgage the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

JOHN THOMAS RUTLAND, III and JOY M. RUTLAND, their Heirs and Assigns, forever:

ALL that lot of land situate on the southern side of Holly Hill Lane, in the County of Greenville, State of South Carolina, being shown as LOT NO. 3 on a plat of Holly Hill Subdivision, dated February 17, 1977, amended April 5, 1977, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P at Page 85 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to wit: - 115 - 542.9 - 1 - 10

BEGINNING at an iron pin on the southern side of Holly Hill Lane at the joint front corner of Lot 3 and Lot 4 and running thence with Lot 4, S 10-02 W 165.6 feet to an iron pin at the joint rear corner of Lot 3 and Lot 4; thence with Lot 1, N 56-48 W 60.4 feet to an iron pin at the joint rear corner of Lots 1 and 2 and 3; thence with Lot 2, N 23-42 E 125 feet to an iron pin on Holly Hill Lane; thence with said lane N 74-44 E 66 feet to an iron pin; thence still with said lane S 88-24 E 66 feet to the point of beginning.

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 RMC Office for Greenville County.

As a part of the consideration the grantees herein assume and agree to pay the balance due on a mortgage to First Federal Savings and Loan Association recorded in Mortgage Book 1412 at Page 949 in the RMC Office for Greenville County, the present balance being \$48,800.00.

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.

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 20th day of December 19 77

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By:

President

Secretary

Barbara H. Colch
Donald F. McAlister

STATE OF SOUTH CAROLINA }
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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 20th day of December 19 77.

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

Barbara H. Colch

My commission expires: 8-4-79

RECORDED this 22nd day of December 19 77, at 11:49 A.M., No. 18929

542.9

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