

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

Grantee's Address:

Forrester Drive
Greenville, S. C.

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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 FIFTEEN THOUSAND AND NO/100--
- (\$15,000.00) ----- 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 BEN C. SANDERS

ALL that lot of land situate on the southwestern side of Red Oak Court in the
County of Greenville, State of South Carolina being shown as Lot No. 94 on a
plat of Holly Tree Plantation, Phase II, Section III dated August 17, 1977,
prepared by Piedmont Engineers, Architects and Planners, recorded in Plat
Book 6-H at page 10 in the RMC Office for Greenville County and having accord-
ing to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the
joint front corner of Lots 94 and 95 and running thence along the common line
of said lots S 39-41 W 162.1 feet to an iron pin at the joint rear corner of
said lots; thence N 19-30 W 30.30 feet to an iron pin; thence N 31-44 W
124.67 feet to an iron pin on the south side of Plantation Drive; thence
along said drive N 44-13 E 65.09 feet to an iron pin; thence N 49-00 E 40 ft.
to an iron pin at the intersection of Plantation Drive and Red Oak Court;
thence S 85-45 E 35.19 feet to an iron pin on the southwestern side of Red
Oak Court; thence along said court S 40-30 E 105 feet to an iron pin, 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 September 21, 1977 in
Deed Book 1065 at page 241 in the RMC Office for Greenville County.

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.

Grantee is to pay 1978 county property taxes

STAMP TAX 30.00

GREENVILLE COUNTY DOCUMENTARY TAX 16.50

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 7th day of July 1978.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By:

President

D. E. Franklin

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 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 7th day of July 1978.

(SEAL)
Notary Public for South Carolina.

My commission expires: 4-21-86

RECORDED this day of JUL 13 1978 at 10:47 A. M., No. 1161

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