

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S.C.
GRANTEE(S) ADDRESS:
12 26 PM '79
WHEELER
M.C.

2130 Bethel Road
Simpsonville, SC 29681
VOL 1109 PAGE 435

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 THIRTEEN THOUSAND SIX HUNDRED AND NO/100 (\$13,600.00) 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 JAMES R. WHEELER and SANDRA B. WHEELER

ALL that lot of land situate on the southeastern side of Bethel Road being shown as Lot No. 22, city and county aforesaid, on a plat of Holly Tree Plantation, dated May 28, 1973, prepared by Enwright Associates, Inc., recorded in Plat Book 4-X at page 35 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 southeastern side of Bethel Road at the joint front corner of Lot 20 and Lot 21 and running thence with Lot 21 S 68-44 E 168.26 feet to an iron pin at the joint rear corner of Lot 21 and Lot 22; thence N 24-11-41 E 120.15 feet to an iron pin at the joint rear corner of Lot 22 and Lot 23; thence with Lot 23 N 68-44 W 174.41 ft. to an iron pin on Bethel Road; thence with said road S 21-16-18 W 120 ft. to the point of beginning.

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This is the same property conveyed to the grantor by deed of William Bert Langley, et al, recorded on June 23, 1978 in Deed Book 1081 at page 815 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.

Grantees are to pay 1979 county property taxes.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings & Loan Assn. recorded in Mortgage Book 1452 at page 235 in the RMC Office for Greenville County, the present balance being \$60,400.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
28.00

GREENVILLE COUNTY
077345
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
AUG 15 '79
15.40

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 14th day of August 1979.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By:

Julia P. Taylor
Donald F. McAlister

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 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 14th day of August 1979.

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

Julia P. Taylor

My commission expires: 6-15-89

RECORDED this 15 day of August 1979, at 12:26 P. M., No. 5446

0.435

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