

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

Grantee(s) Address:

1202 Plantation Dr. 600K 1121-332
Simpsonville, SC 29681

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 TWENTY THOUSAND ONE

HUNDRED AND NO/100 (\$20,100.00) ----- 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 DAN S. FREEMAN and FRED A ROBIN FREEMAN

ALL that lot of land situate in Greenville County, State of South Carolina, on the southern side of Plantation Drive and on the eastern side of Briarwood Drive being shown as Lot No. 31 on a plat of Holly Tree Plantation, Phase III, Section I, Sheet 2 dated September 1, 1978, prepared by Piedmont Engineers, Architects and Planners, recorded in Plat Book 6-H at pg. 75 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 Plantation Drive at the joint front corner of Lot 30 and Lot 31 and running thence with Lot 30 S 13-39 W 156.14 feet to an iron pin at the joint rear corner of Lot 30 and Lot 31; thence N 85-48 W 100 feet to an iron pin on the eastern side of Briarwood Drive; thence with said drive N 0-40 E 120 feet to an iron pin; thence N 43-47 E 36.5 feet to an iron pin on the southern side of Plantation Drive; thence with said drive N 86-54 E 21.1 feet to an iron pin; thence still with said drive S 88-01 E 88.9 feet to the point of beginning.

(16)-115-548.3-1-31

This is a portion of the property conveyed to the grantor by deed of Holly Tree Plantation, a Limited Partnership, recorded on September 7, 1978 in Deed Book 1086 at page 935 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.

As a part of the consideration, the grantees assume and agree to pay a balance due on a mortgage to Carolina Federal Savings & Loan Association recorded in Mortgage Book 1467 at page 1 in the RMC Office for Greenville County, the present balance being \$66,400.00.

STATE OF SOUTH CAROLINA
DOCUMENTARY
15000
1.00

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 29th day of February 1980.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By:

Julia P. Taylor
Donald R. M. Mista

President D. E. Franklin

Secretary 26737 DRM JPT

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

DAN S. FREEMAN, et al
548.3-1-31

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 29th day of February 1980.

Donald R. M. Mista (SEAL)
Notary Public for South Carolina.

Julia P. Taylor

My commission expires: 6-15-89
RECORDED this FEB 29 1980 day of at 12:46 P.M.

SOUTH CAROLINA COUNTY TAX 22.55

RE 530

4328 RV-2