

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Address: 903 Plantation Dr.
Simpsonville, SC 29681

BOOK 1130 PAGE 24

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 ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00) 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 JAMES M. BEARD and JO-ANN BEARD

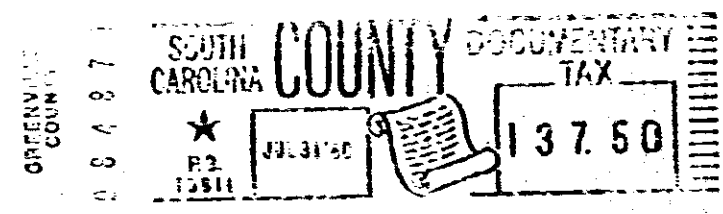
ALL that lot of land situate in the State of South Carolina, County of Greenville, on the northeastern side of Plantation Drive being shown as Lot No. 9 on a plat of Holly Tree Plantation Subdivision, Section I, Phase III, Sheet 1, dated September 1, 1978, prepared by Piedmont Engineers, Architects & Planners and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Plantation Drive at the joint front corner of Lot 8 and Lot 9 and running thence with Lot 8 N 39-17 E 208.25 feet to an iron pin at the joint rear corner of Lot 8 and Lot 9; thence S 41-25 E 20 feet to an iron pin; thence S 52-20 E 90 feet to an iron pin at the joint rear corner of Lot 9 and Lot 10; thence with Lot 10 S 38-33 W 183.2 ft. to an iron pin on Plantation Drive; thence with said drive N 57-54 W 42 feet to an iron pin; thence still with said drive N 65-55 W 73 feet to the point of beginning.

This is the same property conveyed to the grantor (a portion of which) 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.

Grantees are to pay 1980 county property taxes.



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 30th day of July 19 80.

SIGNED, sealed and delivered in the presence of:

Karen Q. Lea
Julia P. Taylor

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: D. E. Franklin
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 30th day of July 1980.

Julia P. Taylor (SEAL)
Notary Public for South Carolina.

Karen Q. Lea

My commission expires: 4-21-80

RECORDED this 31 day of July 1980, at 4:20 P/ M., No. 2011

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