THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
JAN 14 3 52 PM '81
DONNIE S. TANKERSLEY
R.M.C.

21670 DMS LM
Donald E. Franklin
MCC2.01-02-002.00

KNOW ALL MEN BY THESE PRESENTS, That Claude Eaton, J. W. Eaton and Mary Eaton Cox

in the State aforesaid, in consideration of the sum of Sixty Four Thousand One Hundred and No/100----------($64,100.00)----Dollars

to ....us.... in hand paid at and before the sealing of these presents

by Donald E. Franklin

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Donald E. Franklin; his heirs and assigns forever:

All that certain piece, parcel or tract of land, together with any improvements thereon, situate on the northwest side of Miller Road in the County of Greenville, State of South Carolina, being shown as a tract of land containing 4.65 acres on plat of property of Maud Eaton, dated March 21, 1980 prepared by Freeland and Associates, Surveyors, and recorded in the Office of the RMC for Greenville County in Plat Book 8-K at Page 15; and according to said plat, having the following metes and bounds, to-wit:

(15)-799-1112-1-2-2

BEGINNING at a point in Miller Road at the corner of property now or formerly belonging to R. W. Hawks and running thence with the Hawks property N. 09-00 W. 478.5 feet to an iron pin; thence N. 22-37 E. 304.2 feet to an iron pin; thence N. 76-50 E. 16.5 feet to an iron pin; thence S. 38-47 E. 277.2 feet to an iron pin; thence S. 72-17 E. 310.2 feet to a nail and cap near the center of Miller Road; thence with said road the following courses and distances: S. 39-06 W. 16.2 feet, S. 44-05 W. 91.6 feet, S. 48-53 W. 134.1 feet to a nail and cap; thence S. 67-55 W. 136.2 feet to an iron pin; thence N. 25-49 W. 12.6 feet to an iron pin; thence S. 41-23 W. 189.6 feet to an iron pin; thence S. 44-11 W. 136.8 feet to the point of beginning.

This being a portion of that property conveyed to Maude G. Eaton by deed of Mary Eaton Cox et.al., recorded in the RMC Office for Greenville County, S.C. on September 30, 1953 in Deed Book 486 at Page 349. The said Maude G. Eaton died testate and by her Will on file on the Office of Probate Court, Greenville, S.C. in Apt. 1350 File 6, The above property was devised to the grantors herein.

This conveyance is made subject to any restrictions, zoning ordiances easements that may appear of record on the recorded plat or on the premises.

COUNTY TAX 70.95

4328 RV.2