

Ravenwood Drive, Holly Tree
Simpsonville, S. C. 29681

1150-133

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA } Grantee(s) Mailing Address:
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that DONALD E. FRANKLIN

in consideration of Twenty Thousand and no/100ths (\$20,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

JEAN W. JAMES

ALL that lot of land, situate on the northerly side of Ravenwood Lane, in the County of Greenville, State of South Carolina, being shown as Lot No. 41 on a plat of Holly Tree Plantation, Phase III, Section II, dated April 3, 1979 prepared Piedmont Engineers, Architects and Planners, recorded in Plat Book 7C at Page 27 in the Office of the RMC for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Ravenwood Lane at the joint front corner of Lots Nos. 40 and 41 and running with Lot No. 40 N 52-46 E 184.56 feet to an iron pin at the joint rear corner of Lots Nos. 40 and 41; thence with Lots Nos. 38 and 37 S 51-41 E 150 feet to an iron pin at the joint rear corner of Lots Nos. 41 and 42; thence with Lot 42 S 63-49 W 217.75 feet to an iron pin on the northerly side of Ravenwood Lane; thence with said Lane, the following courses and distances to-wit: N 18-43 W 40 feet, N 69-02 W 44.6 feet, and N 32-02 W 27.8 feet to the point of beginning. 16 (116) 548.3 -1-60

This is a portion of the property conveyed to the Grantor by deed of Holly Tree Plantation, A Limited Partnership, dated May 9, 1979 and recorded May 10, 1979 in the Office of the RMC for Greenville County in Deed Book 1102 at Page 140.

This conveyance is made subject to any and all reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of June 19 81

SIGNED, sealed and delivered in the presence of:

Donald E. Franklin (SEAL)
Donald E. Franklin (SEAL)
Susan R. Franklin (SEAL)

STATE OF SOUTH CAROLINA AL)
COUNTY OF GREENVILLE AL)
DOCUMENTARY STAMP \$10.00

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of June 19 81

Donald E. Franklin (SEAL)
Notary Public for South Carolina 6-15-89
My commission expires: _____

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of June 19 81
Donald E. Franklin (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Susan R. Franklin

RECORDED this JUN 17 1981 day of _____ 19____
at 2:51 P.M. 31903

0153

4328 RV-2