STATE OF SOUTH CAROLINA CREENVILLE COUNTY OF

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

in consideration of One and No/100 (\$1.00) ------Dollars,

the receipt of which is hereby acknowledged, have granted, burgatned, sold, and released, and by these presents do grant, burgain, sell and release unto SEDCEFIELD VILLAS TOWNICLES ASSOCIATION, INC., its successors and assigns, forever:

> ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 1.29 acres as is more fully shown on a plat entitled "Sedgefield Villas Townhomes", prepared by Freeland & Associates, Surveyors, dated October 5, 1984, and having, according to said plat, the following metes and bounds, to-wit:

> BEGINNING at an iron pin on the eastern side of Edwards Street, located 630.7 feet, more or less, from its intersection with Buttercup Way and running thence with the eastern side of Edwards Street N. 28-27 W. 300.0 feet to an iron pin at the corner of property of Franklin; running thence N. 61-07 E. 182.88 feet to an iron pin at the corner of other property of Franklin; running thence S. 30-00 E. 293.16 feet to an iron pin; running thence S. 28-16 E. 8.88 feet to an iron pin at the corner of property of Sedgefield Villas Townhomes; running thence with the line of said property S. 61-44 W. 27.89 feet; running thence S. 27-54 E. 5.38 feet; running thence S. 62-06 W. 50 feet to an iron pin; running thence N. 27-54 W. 5.05 feet to an iron pin; running thence S. 61-44 W. 113.01 feet to the POINT OF BEGINNING.

Less, however, Lots 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, and 90 as shown on said plat.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This is a portion of the identical property conveyed to the Grantors herein by Fred J. Mappus, et. al., by deed recorded June 13, 1973, in the R.M.C. Office for Greenville County in Deed Book 976 at Page 704.

The aforesaid plat is recorded in Plat Book 10-M, Page 69.

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