

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that FRANKLIN ENTERPRISES, INC.

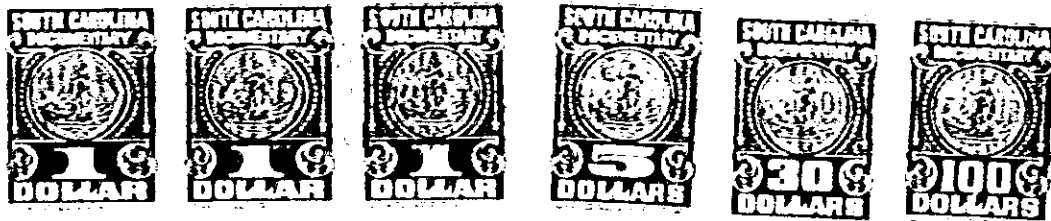
A Corporation chartered under the laws of the State of SOUTH CAROLINA and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirty Thousand Two Hundred Fifty and no/100's and exchange of property valued at Thirty-Eight Thousand Dollars, Seven Hundred and no/100's 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 Laurence L. Jepson and Priscilla A. Jepson, their heirs & assigns forever: All that lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the northwesterly side of Middlebrook Road near the city of Greenville, S.C., Being known and designated as Lot No. 304 on plat entitled "Map No. 1, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, S.C. in Plat Book 5D at page 18, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, said iron pin being the joint front corner of Lots 304 and 305; running thence with the common line of said Lots N 49-15-00 W 170.00 feet to an iron pin, the joint rear corner of said lots; turning and running thence with the common line of Lots 304 and 309 N 40-45-00 E 128.44 feet to an iron pin; turning and running thence with the common line of Lots 303 and 304 S 49-15-00 E 170.00 feet to an iron pin on the northwesterly side of said Middlebrook Road; turning and running thence with the northwesterly side of Middlebrook Road S 40-45-00 W 128.44 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor by Deed recorded in Deed Book 999 at Page 185 in the RMC Office for Greenville County.

Grantees are to pay 1975 property taxes.

- 195 - 524.3 - 1 - 58



138.00
Greenville County
75.90

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 27th day of May 1975.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By:

President Donald E. Franklin

Secretary

W. G. Lynkers
Donald R. M'Alister

STATE OF SOUTH CAROLINA }
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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 27th day of May 1975.

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

My commission expires: 8-4-79

RECORDED this day of MAY 28 1975 at 1:27 P. M., No. 27774

5461

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