

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
12 3 30 1975

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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 Eighteen Thousand Forty-Eight and 63/100 (\$18,048.63) plus assumption of mortgage set out below-----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 Joe S. Fulmer and Melba B. Fulmer, their heirs and assigns forever,

ALL that piece, parcel or lot of land on the western side of Pecan Hill Drive, being shown as Lot No. 23 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, prepared by Piedmont Engineers & Architects, recorded in Plat Book 5D at Page 47 in the RMC Office for Greenville County and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the western side of Pecan Hill Drive at the joint front corner of Lot 23 and Lot 24 and running thence with Lot 24 N. 12-52 W. 189.9 feet to an iron pin at the joint rear corner of Lot 23 and Lot 24; thence with Lot 22 N. 87 E. 80 feet to an iron pin on Shadow Moss Court; thence with said Court S. 23-20 E. 25 feet, S. 52-37 E. 25 feet, S. 81-39 E. 25 feet, N. 69-25 E. 25 feet, and S. 65 E. 10 feet to an iron pin on the western side of Pecan Hill Drive; thence with said Drive S. 22-32 E. 36.9 feet, S. 30-46 W. 34.65 feet, S. 39-33 W. 41 feet, S. 49-37 W. 41.37 feet, S. 59-12 W. 40.25 feet and S. 71-52 W. 30.25 feet to the point of beginning.

The property conveyed herewith is conveyed subject to all easements, restrictions and rights of way of record.

Derivation: Deed Book 1003 at Page 50.

As a part of the above-stated consideration the Grantees assume and agree to pay the balance due on that certain mortgage of Franklin Enterprises, Inc. on the above-described property executed on or about July 12, 1974 in the original amount of \$49,600.00, recorded in the RMC Office for Greenville County in Mortgage Book 1316 at Page 766 with a present balance thereon of \$49,451.37.



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 12th day of August 1975.

SIGNED, sealed and delivered in the presence of:

S. Gray Wald
Sign. Secretary

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: *[Signature]*
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 12th day of August 1975.

S. Gray Wald (SEAL)
Notary Public for South Carolina.

My commission expires: 9/2/79

RECORDED this day of AUG 13 1975 at 3:34 P.M., No. 4079

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