

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that R. WARREN BROWN and EDITH S. BROWN

in consideration of THIRTY EIGHT THOUSAND SEVEN HUNDRED and no/100 (\$38,700.00----- 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 HARRY E. FRANKLIN and BARBARA L. FRANKLIN, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all buildings and improvements thereon, situate, lying and being on the Northwestern side of Ellesmere Drive in Greenville County, South Carolina, being shown and designated as Lot No. 246 on a Plat of DEL NORTE ESTATES, Section II, made by Piedmont Engineers and Architects, dated May 22, 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4N at Pages 12 and 13, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Ellesmere Drive at the joint front corner of Lots Nos. 245 and 246 and running thence with the common line of said lots, N. 46-30 W., 127.0 feet to an iron pin; thence S. 43-30 W., 100.0 feet to an iron pin at the joint rear corner of Lots Nos. 246 and 247; thence with the common line of said lots, S. 46-30 E., 127.0 feet to an iron pin on the Northwestern side of Ellesmere Drive; thence with the Northwestern side of Ellesmere Drive, N. 43-30 E., 100.0 feet to an iron pin, the point of beginning.

- 200-53810-1-246

The above property is the same property conveyed to the Grantors by deed of Premier Investment Co., Inc. recorded in Deed Book 957, Page 187, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree and assume to pay Greenville County property taxes for the tax year 1975 and subsequent years.



78.00
42.90

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and assigns against the grantor(s) and the grantor's(s) heirs or successors 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 30th day of August 1975
Signed, sealed and delivered in the presence of
Jeff H. Mitchell (SEAL) R. Warren Brown (SEAL)
Allen S. Putman (SEAL) Edith S. Brown (SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 30th day of August 1975.
Allen S. Putman (SEAL) Jeff H. Mitchell (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84

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 or 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
30th of August 1975
Allen S. Putman (SEAL) Edith S. Brown (SEAL)
Notary Public for South Carolina
My commission expires: 11-21-84
RECORDED this day of SEP 2 1975 19 at 12:52 P.M. No. 5779

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