

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-Four Thousand Five Hundred and no/100 (\$34,500.00) - - - - - 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 William F. Sellars and Miriam B. Sellars, their heirs and assigns, forever,

ALL that lot of land situate on the northern side of East Lee Road in the County of Greenville, State of South Carolina, being shown as Lot No. 53 on a plat of Colonial Hills Subdivision, dated April 24, 1964, prepared by Hedmont Engineers and Architects, recorded in Plat Book FFF at Page 102 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 northern side of East Lee Road at the joint front corner of Lot 52 and Lot 53 and running thence with Lot 52 N. 10 W. 120 feet to an iron pin at the joint rear corner of Lots 52, 53 and 60; thence with Lot 60 N. 83-25 W. 111.9 feet to an iron pin at the joint rear corner of Lots 53, 54, 56 and 60; thence with Lot 54 S. 9 E. 150 feet to an iron pin on the northern side of East Lee Road; thence with said Road N. 81 E. 110 feet to point of BEGINNING.

The above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances existing or of record, which affect the title to the above described property.

This is the same property conveyed to the Grantor by Deed recorded in Deed book 1017 at Page 548 in the RMC Office of Greenville County.



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37.95
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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 15th day of September 1975.

SIGNED, sealed and delivered in the presence of:

Albena M. Riley
Donald R. Malin

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: *Don E. Franklin*
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 15 day of September 1975.

Donald R. Malin (SEAL)
Notary Public for South Carolina.

Albena M. Riley

My commission expires: 8-4-79

RECORDED this 11:22 day of SEP 18 1975 at 11:22 P. M., No. 7448

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