

FILED
TITLE TO REAL ESTATE BY A CORPORATION, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Grantee(s) Address: 107 Holly Park Lane, Simpsonville, SC 29681
WALTER J. ZOLADZ and KAREN M. ZOLADZ

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

Mauldin, State of South Carolina, in consideration of TWENTY-ONE THOUSAND FIVE

HUNDRED AND NO/100 (\$21,500.00) ----- Dollars,

and assumption of mortgage, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto WALTER J. ZOLADZ and KAREN M. ZOLADZ

ALL that lot of land situate on the northerly side of Holly Park Drive in the County of Greenville, State of South Carolina being shown as Lot No. 132 on a plat of Holly Tree Plantation, Phase II, Section III-B, dated April 20, 1978, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H at page 41 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 northerly side of Holly Park Drive at the joint front corner of Lot 131 and Lot 132 and running thence with Lot 131 N 26-15 E 265.4 feet to an iron pin at the joint rear corner of Lots 131 and 132; thence N 87-34 E 40 feet to an iron pin at the joint rear corner of Lots 132 and 133; thence with Lot 133 S 6-01 E 191.52 feet to an iron pin on Holly Park Lane; thence with Holly Park Lane the following courses and distances: S 49-12 W 30 feet, S 14-05 W 30 feet, S 30-16 E 45.5 feet, and S 32-00 W 29.8 feet to an iron pin; thence S 79-58 W 36.9 feet to an iron pin on Holly Park Drive; thence with said drive N 57-30 W 108 feet to an iron pin; thence still with said drive N 66-40 W 30 feet to the point of beginning.

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This is a portion of the property conveyed to the grantor by deed of Holly Tree Plantation, a Limited Partnership, recorded on May 5, 1978 in Deed Book 1078 at page 634 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

Grantees are to pay 1979 Greenville County property taxes.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings & Loan Assoc. recorded in Mortgage Book 1453 at page 364 in the RMC Office for Greenville County, the present balance being \$75,000.00.

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 13th day of July 1979.

SIGNED, sealed and delivered in the presence of:

Julia P. Taylor
Donald R. White

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: [Signature]
President D. E. Franklin
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 13th day of July 1979.

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

My commission expires: 8-4-79

RECORDED JUL 16 1979 day of _____ 19____
at 4:16 P.M.

OFFICE OF THE CLERK OF THE COURT
COUNTY OF GREENVILLE
RECEIVED
JUL 16 1979

GREENVILLE COUNTY TAX 23.65

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