

TITLE TO REAL ESTATE--Prepared by KENNETH STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

GREENVILLE FILED
JUL 30 11 45 AM '73
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that McDowell-Roddy & Associates, Inc. (Design-Sales Division)

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the

sum of Thirteen Thousand Two Hundred and No/100 (\$13,200.00) dollars,

and assumption of mortgage as set forth below, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto T. L. Franks and Sharon A. Franks, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southerly side of Queen Ann Road, near the City of Greenville, S. C., being known and designated as Lot No. 18 on plat entitled "Final Plat Revised, Map # 2, Foxcroft Section II" as recorded in the RMC Office for Greenville Courty, S. C., in Plat Book 4N, pages 36 and 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Queen Ann Road, said pin being the joint front corner of Lots 17 and 18 and running thence with the common line of said lots S 20-35 E 155 feet to an iron pin, the joint corner of Lots 17, 18 and 45; thence with the common line of Lots 17 and 45 S 26-33 W 116.5 feet to an iron pin, the joint rear corner of Lots 18 and 45; thence N 76-24 W 73.2 feet to an iron pin, the joint rear corner of Lots 18 and 19; thence with the common line of said lots N 10-23 W 203.4 feet to an iron pin on the southerly side of Queen Ann Road; thence with the southerly side of Queen Ann Road N 76-38 E 55 feet to an iron pin; thence continuing with said Road N 69-50 E 55 feet to an iron pin, the point of beginning.

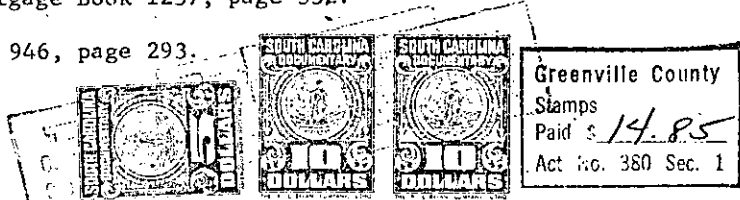
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This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

As a part of the consideration herein, the grantees do hereby assume and agree to pay the balance due of \$44,800.00 on that certain mortgage given by the grantor herein to Fidelity Federal Savings and Loan Association, Greenville, S. C., in the face amount of \$44,800.00, dated and recorded June 15, 1972, in the RMC Office for Greenville County, S. C., in Mortgage Book 1237, page 332.

For deed into grantor, see Deed Book 946, page 293.

GRANTEES TO PAY 1973 TAXES.



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, F. L. McDowell, Jr., President

on this the 27th day of July seventy-three.

in the year of our Lord one thousand, nine hundred and McDOWELL-RODDY & ASSOCIATES, INC. (Design-Sales Division)

F. L. McDowell, Jr. (L.S.)
By President

Signed, sealed and delivered in the presence of:

Arvita C. Yates
W. Ray R. Johnson

and



STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that(s) he saw F. L. McDowell, Jr. as President

of McDowell-Roddy & Associates, Inc. (Design-Sales Division) of South Carolina

corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation 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 July, 1973.

W. Ray R. Johnson (L.S.)
Notary Public for South Carolina.

Arvita C. Yates

My commission expires November 19, 1979.

Deed Recorded July 30, 1973 at 11:45 A. M., # 2988