

STATE OF SOUTH CAROLINA }
COUNTY OF }

GREENVILLE CO. S. C.
JUL 3 2 16 PM '74
DONNIE S. TANKERSLEY
R.M.C.

Vol 1062 p. 409

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
---**Fifteen Thousand Three Hundred and Assumption of Mortgage** 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 **HARRY C. GUINAN and MARGARET A. GUINAN**, their heirs and assigns
forever,

All that lot or parcel of land situate, lying and being in the County of
Greenville, State of South Carolina, on the western side of Long Point Way,
being shown as Lot No. 54 on a plat of Holly Tree Plantation, Sheet 5, dated
May 28, 1973, prepared by Enwright Associates, Inc. and recorded in Plat
Book 4-X at Page 36 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 Long Point Way at the joint
front corner of Lots 54 and 55 and running thence with Lot 55, N 84-00 W.
216.74 feet to a point at the joint rear corner of Lot 54 and Lot 55; thence
N. 30-06 W. 30 feet to an iron pin; thence N. 58-23 E. 182.62 feet to an iron
pin on the western side of Long Point Way; thence with said Way in a south-
easterly direction, 70.88 feet to an iron pin; thence still with said Way S.
73-19 E. 14.05 feet to an iron pin; thence still with said Way S. 34-17 E.
38.83 feet to an iron pin; thence still with said Way S. 3-45 W. 30 feet to
an iron pin; thence still with said Way in a southwesterly direction, 41.17 feet
to the point of beginning.

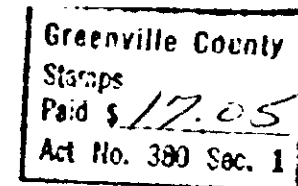
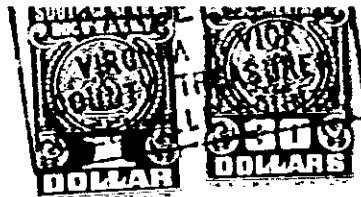
125-542.6-1-8

This is the same property conveyed to the grantor by deed recorded in Deed
Book 995 at Page 31 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements, zoning
ordinances and rights-of-way of record and on the ground affecting said
property.

The grantees are to pay 1974 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 Association,
recorded in Mortgage Book 1303 at Page 609 in the R.M.C. Office for Greenville,
County, the present balance being \$52,100.00.



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 2nd day of July 1974.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By [Signature]

President

Secretary

[Signature]
Donald R. McAlister

STATE OF SOUTH CAROLINA }
COUNTY OF }

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 2nd day of July 1974.

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

[Signature]

My commission expires: 8-4-79

RECORDED this JUL 3 day of 1974 1974, at Greenville M. No. 1062-409

6070

1400-11-16