

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

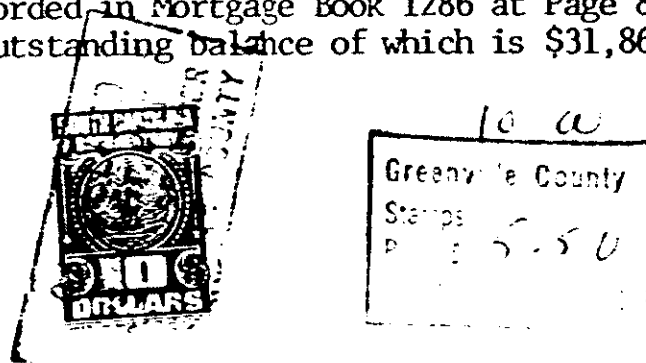
The Charles W. Franks and Faye L. Franks hereafter referred to as Grantor, in consideration of the sum of Four Thousand Six Hundred and No/100 (\$4,600.00) plus assumption of mortgage DOLLARS, paid to Grantor by R. David Kennerly hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever;

ALL that piece, parcel or lot of land, with improvements thereon, located in Greenville County, South Carolina, in Peppertree Subdivision, known and designated as Lot No. 7, Peppertree Section No. 1, on a plat dated February 17, 1972, and recorded in the R.M.C. Office of Greenville County in Plat Book 4N at Page 72, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point located on the western side of Sundown Circle, a joint front corner of Lots 6 and 7; thence S. 78-24 W. 131.5 feet to a point; thence N. 15-52 W. 100.0 feet to a point; thence N. 38-27 E. 44.8 feet to a point; a joint corner of Lots 7 and 8; thence S. 65-00 E. 120.0 feet to a point located on said western side of Sundown Circle; thence along the curve of said western side of Sundown Circle S. 1-59 E. 30.0 feet to a point; thence S. 36-19 E. 30.0 feet to a point, the point of beginning.

The above property is subject to the Amended Declaration of Covenants, Conditions and Restrictions dated July 13, 1973, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side lot lines and a ten foot drainage and utility easement along the rear lot line of said lot.

This property is conveyed subject to the mortgage of Carolina National Mortgage Investment Co., Inc., recorded in Mortgage Book 1273 at Page 239, re-recorded in Mortgage Book 1286 at Page 807, and re-recorded in Mortgage Book 1286 at Page 811, the outstanding balance of which is \$31,860.00. This mortgage is hereby assumed by the Grantee.



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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 31st day of October, 1974

Signed, Sealed and Delivered in the Presence of

Suzanne H. Madden
Notary Public for South Carolina

Charles W. Franks (Seal)
(Charles W. Franks)
Faye L. Franks (Seal)
(Faye L. Franks)
Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 31st day of October, 1974
Suzanne H. Madden (Seal)
Notary Public for South Carolina

My Commission expires 10-17-1982

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye Lynn Franks wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 31st day of October, 1974
Suzanne H. Madden (Seal)
Notary Public for South Carolina

Faye Lynn Franks

My Commission expires 10-17-1982

Recorded this _____ day of NOV 1 1974 at 2:51 P.M., No. 11417

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