

FILED
GREENVILLE CO. S.C.
SEP 16 10 19 75
S. J. HARRIS
C.M.C.

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 Nine Thousand Twenty-Six and 4/100 (\$9,026.04) 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 Thomas K. Crooke and Patsy K. Crooke, their heirs and assigns, forever, the following property:

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, near Mauldin, S. C. on the northwestern side of Balcombe Boulevard and being known and designated as Lots Nos. 20 and 21 on Plat of Lakewood, prepared by Webb Surveying and Mapping Co., dated November 1964, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Balcombe Boulevard at the joint front corner of Lots Nos. 21 and 22, which point is 393.3 feet in a northeasterly direction from the point where the grantors' boundary line intersects with the northwestern side of Balcombe Boulevard and running thence along the northwestern side of Balcombe Boulevard N. 54-54 E. 200 feet to an iron pin; thence along the joint line of Lots Nos. 19 and 20 N. 39-25 W. 375.8 feet to an iron pin; thence S. 31-46 W. 186.7 feet to an iron pin; thence along the joint line of Lots Nos. 21 and 22 S. 35-06 E. 301.7 feet to an iron pin, the point of BEGINNING.

The above described property is conveyed subject to all restrictions, easement, 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 Book 1022 at Page 659 in the RMC Office for Greenville County, S. C.

As a part of the consideration, the Grantees assume and agree to pay the balance due on a Mortgage to First Federal Savings and Loan Association, recorded in Mortgage Book 1346 at Page 132 in the RMC Office for Greenville County, the present balance being \$27,973.96.

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19.00
Greenville County
State
10.45

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)' 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)' 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 19 75.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: *Donald E. Franklin*
President, Donald E. Franklin
Secretary

Alvena M. Riley
Donald R. M'Alister

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 15th day of September 19 75

Donald R. M'Alister (SEAL)
Notary Public for South Carolina.

Alvena M. Riley

My commission expires: 8-4-79

RECORDED this day of SEP 16 1975 19, at 10:19 A. M., No. 7144.

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