

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE COUNTY

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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 Twenty-five Thousand Six Hundred and 00/100 (\$25,600.00) Dollars and assumption of mortgage, ~~XXXX~~

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto John R. Beatty and Barbara B. Beatty, their heirs and assigns, the following described property, to-wit:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Hollybrook Way, being shown as Lot No. 44 on a plat of Holly Tree Plantation, Phase II, Section II, dated January 10, 1974, prepared by Piedmont Engineers and Architects, recorded in Plat Book 5D, at Page 48 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 southern side of Hollybrook Way of the joint front corner of Lots No. 43 and 44 and running thence with Lot 43 S. 2-17 W. 98.13 feet to an iron pin at the joint rear corner of Lots No. 42, 43 and 44; thence with Lot No. 42 S. 68-39 W. 138.9 feet to an iron pin at the joint rear corner of Lots No. 42 and 44; thence N. 16-00 W. 170 feet to an iron pin at the joint rear corner of Lots No. 44 and 45; thence with Lot 45 N. 82-50 E. 133.25 feet to an iron pin on Hollybrook Way; thence with said Way S. 39-30 E. 30 feet to an iron pin; thence still with said Way S. 74-25 E. 30 feet to the point of BEGINNING. — 115 - 592.8 - 1 - 5

This is the same property conveyed to the grantor by deed recorded in Deed Book 1023, at Page 181 in the RMC Office for Greenville County.

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 1347, at Page 21 in the RMC Office for Greenville County, the present balance being \$66,400.00.

The above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances, existing or of record which affect the title to the above described property.



Greenville County  
Stamps  
Paid \$ 28.60  
Net to Rec. 1

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 and 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 and 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 8th day of December 1975.

SIGNED, sealed and delivered in the presence of:

*Virginia S. McSwine*  
*Donald F. McAlister*

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation  
By: *D. E. Franklin*

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 8th day of December 1975.

*Donald F. McAlister* (SEAL)  
Notary Public for South Carolina.

My commission expires: 8<sup>th</sup> 1979

*Virginia S. McSwine*

RECORDED this day of DEC. 8, 1975, at 3:02 P. M., No. 14872

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