

TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE, CO. S. C.

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JUN 25 12 24 PM '76

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.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 TWELVE THOUSAND THREE HUNDRED TWENTY TWO AND 37/100 (\$12,322.37) AND ASSUMPTION OF MORTGAGE Dollars, DESCRIBED BELOW

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

BEN E. SANDERS AND DEBORAH T. SANDERS, THEIR HEIRS AND ASSIGNS FOREVER:

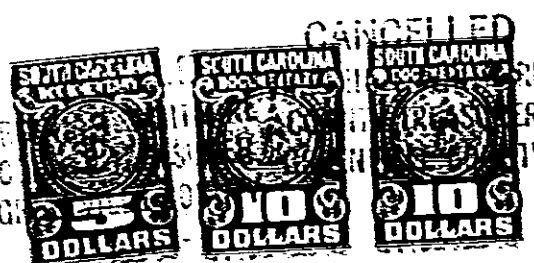
ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northern side of Bethel Road, being shown as Lot No. 4 on a Plat of Bethel Heights Subdivision, dated July 9, 1974, prepared by Enwright Associates, according to plat Book 4R at page 72 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

- 299-291-1-53

BEGINNING at an iron pin on the northern side of Bethel Road at the joint front corner of Lots 3 and 4 and running thence with Lot No. 3, N. 26-46 W., 159.49 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence N. 64-20 E., 128 feet to an iron pin at the joint rear corner of Lot No. 4 and Lot No. 5; thence with Lot No. 5, S. 23-54 E., 160.76 feet to an iron pin on the northern side of Bethel Road; thence with said Road, S. 65-35 W., 97 feet to an iron pin; thence still with said Road, S. 62-06 W., 23 feet to the point of beginning.

This is the identical property acquired by the grantor from Edward H. Hembree by deed dated February 28, 1975, recorded in the RMC Office for Greenville County in Deed Book 1015 at page 338.

The grantees herein assume and agree to pay the balance due on that certain mortgage held by First Federal Savings and Loan Association, Greenville, S.C., recorded in Mortgage Book 1334 at page 367 of the RMC Office for Greenville County and having a current balance of \$40,677.63.



25.00
Greenville County
Stamps
Paid \$ 13.75
Act No. 389 Sec. 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 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 24th day of June 19 76

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By:

President

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 its 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 24th day of June 19 76.

Notary Public for South Carolina.
My commission expires: 9/11/78.

RECORDED this day of JUN 25 1976 19 at 12:24 P.M., No. 33787

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