

TITLE TO REAL ESTATE BY A CORPORATION

DEC 15 12 30 PM '76

GORRIVE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 SEVEN THOUSAND TWO HUNDRED SIXTY NINE AND 27/100 (\$7,269.27) AND ASSUMPTION OF MORTGAGE DESCRIBED BELOW ----- 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

C. WAYNE BURDETTE AND MARIE H. BURDETTE, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain 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 northern side of Ike's Road, being shown as a tract containing 1.31 acres on a plat of the property of Franklin Enterprises, Inc., dated August 1975, prepared by C. O. Riddle and recorded in Plat Book 5M at page 149 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

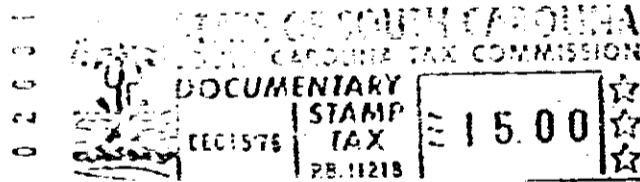
BEGINNING at an iron pin on the northern side of Ike's Road at the joint front corner of a 1.12 acre tract and a 1.31 acre tract and running thence with Ike's Road, N. 84-35 W., 170 feet to an iron pin in the line of property now or formerly belonging to Franklin Enterprises, Inc.; thence with said property, N. 14-00 E., 369 feet to an iron pin near a branch; thence with said branch, S. 71-28 E., 73.5 feet to an iron pin; thence still with said branch, S. 53-24 E., 102.5 feet to an iron pin at the joint corner of a 1.12 acre tract and a 1.31 acre tract; thence S. 14-00 W., 298 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by Deed of Raymond E. Bridges and Frances W. Bridges, recorded in the RMC Office for Greenville County in Deed Book 1023 at page 203 on Aug 26, 1975.

The grantees herein assume and agree to pay the balance due on that certain mortgage held by Fidelity Federal Savings and Loan Association, in the original amount of \$28,000.00, dated August 20, 1975 and recorded in the RMC Office for Greenville County in Mortgage Book 1347 at page 15. Said mortgage has a current balance of \$27,730.84. PIG. 1-1-12.6 & 1.21A. OUT OF PIG. 1-1-12.6

This conveyance is subject to restrictions and covenants, as well as any rights of way, or easements, if any, that appear of record, on the plat referred to above or as shown on the premises.

Grantees' address; 401 Ike's Road
Taylors, S.C. 29687



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 14th day of December 1976.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

Robert L. Thayer
Barbara H. Colch

A Corporation
By: *[Signature]*
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 14th day of December 1976.

Robert L. Thayer (SEAL)
Notary Public for South Carolina.
My commission expires: 9/11/78.

Barbara H. Colch

RECORDED this day of DEC 15 1976 at 12:30 P. M., No. 16082

1-2

PIG. 1-1-12.1

572910 150
200 M

3080

4328 RV-21