

TITLE TO REAL ESTATE BY A CORPORATION

Dec 22 11 18 AM '76  
DONNIE S. TANNERSLEY  
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 Eleven Thousand Eight Hundred and No/100 (\$11,800.00) Dollars plus assumption of mortgage as set out 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 RICHARD D. SENTELL AND MELROSE V. SENTELL, their heirs and assigns, forever:

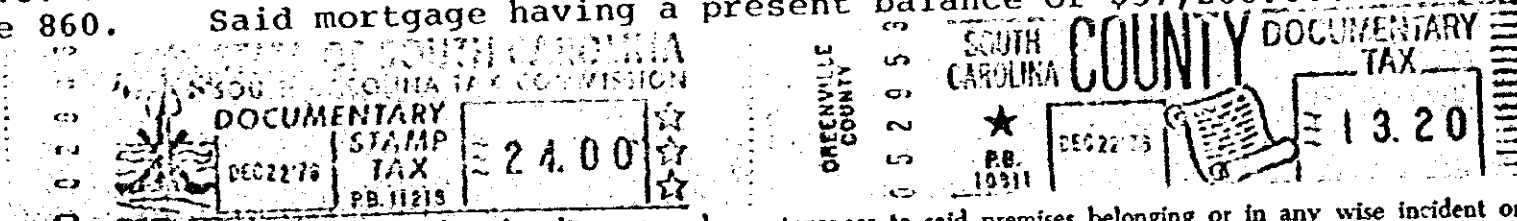
All that piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northern side of Ike's Road in the County of Greenville, State of South Carolina, being shown as a tract containing 1.12 acres on a plat of the property of Franklin Enterprises, Inc., dated August, 1975, prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-M, Page 149 in the R.M.C. 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 1.31 acre tract and a 1.12 acre tract and running thence with the said 1.31 acre tract N. 14-00 E., 298 feet to an iron pin at the joint rear corner of said 1.31 acre tract and a 1.12 acre tract; thence S. 76-14 E., 64.1 feet to an iron pin; thence S. 75-46 E., 101.5 feet to an iron pin; thence S. 12-10 W., 281.3 feet to an iron pin on the northern side of Ike's Road; thence with said Road N. 79-51 W., 114.4 feet to an iron pin; thence still with said road N. 84-35 W., 61.4 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record.

This is the same property conveyed to the grantor by deed recorded August 26, 1975, in the R.M.C. Office for Greenville County in Deed Book 1023, Page 203.  
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As part of the consideration, the grantees agree to assume that certain mortgage executed in favor of Carolina Federal Savings & Loan Association in the original amount of \$37,200.00 recorded March 22, 1976, in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1362, Page 860. Said mortgage having a present balance of \$37,200.00.



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 17th day of December 19 76 FRANKLIN ENTERPRISES, INC. (SEAL)  
SIGNED, sealed and delivered in the presence of:

Sandra M. Bridwell  
Melrose V. Sentell

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 17th day of December 19 76.

Sandra M. Bridwell (SEAL)

Notary Public for South Carolina.  
My commission expires: 1/7/85

RECORDED this day of DEC 22 1976 19 at 11:18 A. M., No. 16799  
PK. 1-12.1

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