

102 Holly Hill Lane, Holly Hill, Simpsonville, S. C. 29681
TITLE TO REAL ESTATE BY A CORPORATION

VOL 1063 PAGE 891

FILED
GREENVILLE, CO. S. C.

AUG 31 2 07 PM '77

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY

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 THIRTEEN THOUSAND ONE HUNDRED AND NO/100 (\$13,100.00)-----Dollars, AND ASSUMPTION OF THE WITHIN BELOW DESCRIBED MORTGAGE. the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto JOE L. CULBERTSON AND TERRY B. CULBERTSON, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of S. C. Highway No. 14, being shown as Lot No. 2 on a plat of Holly Hill Subdivision, Section 1, dated February 17, 1977 prepared by C. O. Riddle, Surveyor, recorded in Plat Book 5-P at Page 72 in the R. M. C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

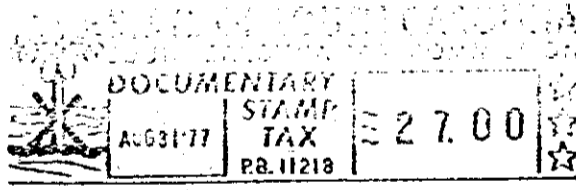
BEGINNING at an iron pin on the southern side of S. C. Highway No. 14 at the joint front corner of Lot 1 and Lot 2 and running thence with S. C. Highway No. 14 N. 28-36-30 W. 115 feet to an iron pin; thence N. 21-18 E. 35.35 feet to an iron pin; thence N. 66-18 E. 125 feet to an iron pin; thence S. 23-42 E. 125 feet to an iron pin at the joint rear corner of Lot 1 and Lot 2; thence with Lot 1 S. 60-20 W. 140.9 feet to the point of beginning.

- 115 -- 542.9 - 1-2

This property is conveyed subject to all restrictions, easements, rights-of-way of record, if any, affecting the above described property.

AS a part of the consideration herein, the Grantees agree to assume that certain Mortgage to First Federal Savings and Loan Association recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1393, Page 788, in the original amount of \$48,400.00, and having a present balance of \$48,400.00.

Derivation: Deed Book 1054, Page 87 - Holly Tree Plantation, A Limited Partnership - 4/5/77



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 30 day of August 19 77. FRANKLIN ENTERPRISES, INC. (SEAL)

SIGNED, sealed and delivered in the presence of:

A Corporation
By: [Signature]
President
Secretary

[Signature]
[Signature]

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 30 day of August 19 77. [Signature] (SEAL) [Signature]

Notary Public for South Carolina.
My commission expires: 1/16/83

RECORDED this 31 st day of August 19 77, at 2:07 P/ M., No. 5339

0800

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