

State of ~~North Carolina~~ SOUTH CAROLINA
County of ~~Greenville~~ GREENVILLE

FILED
GREENVILLE CO. S.C.
APR 17 1978
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This Indenture, Made this 17th day of April, 1978
JAMES FRANKLIN and wife, LILLIAN R. FRANKLIN

Hereinafter called Grantors, and

L. A. RECTOR and wife, MAMIE C. RECTOR hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns)

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the date hereof), the following particularly described real estate, located in Fairview Township, Greenville County, South Carolina, to-wit:

Containing 28.3 acres according to a survey made by Carolina Engineering & Surveying Co. dated June 13, 1963, of the property of J. P. Thompson and James Franklin and having according to said survey the following metes and bounds description, to-wit:

BEGINNING at an iron pin in the Lebanon Neely Ferry Road and running thence South 50-15 West 303.2 feet to an iron pin; running thence South 21-0 West 283.8 feet to an iron pin at branch; running thence South 69-0 West 227.7 feet; running thence South 42-30 West 314.8 feet; running thence South 22-50 West 313.5 feet; running thence South 4-30 West 390.4 feet to Reedy River; running thence with Reedy River as the line the following courses and distances: South 84-40 West 207.6 feet; thence South 72-49 West 164.5 feet; thence South 32-41 West 232.7 feet; running thence South 15-08 West 233.2 feet; thence South 59-49 West 165.1 feet; running thence North 22-45 West 429.1 feet; running thence North 6-33 East 207.1 feet; running thence North 18-49 East 582.9 feet to an iron pin in the middle of Hillside Road; running thence along the center of Hillside Road, North 70-22 East 705.2 feet; running thence North 32-0 East 890 feet to an iron pin; thence leaving said road and running thence North 20-0 West 79.9 feet to an iron pin and old stone; running thence North 2-0 West 130.3 feet; running thence North 23-10 East 110.7 feet; running thence North 22-0 East 508 feet to the center of Lebanon Neely Ferry Road; running thence along the center of Lebanon Neely Ferry Road, South 15-0 East 741.2 feet to an iron pin; running thence South 7-0 East 178.2 feet to an iron pin, the beginning corner.

Being that property described in Title to Real Estate dated June 11, 1963, from J. P. Thompson to James Franklin and recorded in Book 752 at Page 113, in the Greenville County, South Carolina, Registry.

GREENVILLE COUNTY
TAX \$84.00
\$46.20

To Have and to Hold the above described land and premises, with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

James Franklin (SEAL)
JAMES FRANKLIN
Lillian R. Franklin (SEAL)
LILLIAN R. FRANKLIN (SEAL)

Signed, sealed and delivered in presence of
[Signature]
[Signature]

565.1-1-19

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