

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee(s) Address: 107 Red Oak Ct.
Simpsonville, SC 29681

VEI 1091 TAB 831

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 Mauldin, State of South Carolina, in consideration of TWENTY-EIGHT THOUSAND FIVE

HUNDRED AND NO/100 (\$28,500.00) ----- Dollars,
and assumption of 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 ROBERT E. LEARY and JOAN F. LEARY

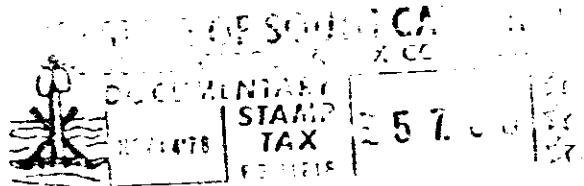
ALL that lot of land situate on the southwestern side of Red Oak Court being shown as Lot No. 97 on a plat of Holly Tree Plantation, Phase II, Section III, dated August 17, 1977, prepared by Piedmont Engineers, recorded in Plat Book 6-H at page 10 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Red Oak Court at the joint front corner of Lot 97 and Lot 98 and running thence with Lot 98 S 19-09 W 189.47 feet to an iron pin at the joint rear corner of Lot 97 and Lot 98; thence S 83-08 W 90 feet to an iron pin; thence N 39-48 W 79.7 feet to an iron pin at the joint rear corner of Lot 96 and Lot 97; thence with Lot 96 N 35-58 E 208.7 ft. to an iron pin on Red Oak Court; thence with said court S 58-06 E 35 feet to an iron pin; thence still with said court S 66-00 E 50 feet to an iron pin; thence still with said court S 75-16 E 5 feet to the point of beginning.

This is a portion of the property conveyed to the grantor by deed of Holly Tree Plantation, a Limited Partnership, recorded on September 21, 1977 in Deed Book 1065 at page 241 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage to First Federal Savings & Loan Association, recorded in Mortgage Book 1432 at page 11 in the RMC Office for Greenville County, the present balance being \$68,000.00.



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)' 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 13th day of November 1978.

SIGNED, sealed and delivered in the presence of:

Julia P. Jaylor
Donald R. McAlister

FRANKLIN ENTERPRISES, INC (SEAL)
A Corporation
By: [Signature]
President D. E. Franklin
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 the grantor's 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 13th day of November 1978.

Donald R. McAlister (SEAL)
Notary Public for South Carolina.

Julia P. Jaylor

My commission expires: 8-4-79

RECORDED this day of NOV 14 1978, at 9:34 A.M., No. 11951

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