

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

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } Grantee(s) Address: 308 Holly Park Lane 1123 PAGE 746
Simpsonville, SC 29681
2 29 PM '80

KNOW ALL MEN BY THESE PRESENTS, that DONN LANNERSLEY 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 THIRTY-THREE THOUSAND AND NO/100 (\$33,000.00) 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 MATTHEW H. LUCA and CAROL P. LUCA

ALL that lot of land situate on the southeastern side of Holly Park Lane in the County of Greenville, State of South Carolina being shown as the major portion of Lot 116 on a plat of Holly Tree Plantation Subdivision, Phase II Section III-B, recorded in Plat Book 6-H at page 41 in the RMC Office for Greenville County and also being shown on a plat of the Property of Matthew H. Luca and Carol P. Luca dated April 8, 1980, prepared by Freeland & Associates, recorded in Plat Book at page 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 southeastern side of Holly Park Lane at the joint front corner of Lot 115 and Lot 116 and running thence with Lot 115 S 52-33 E 172.2 feet to an iron pin at the joint rear corner of Lot 115 and Lot 116; thence S 40-22 W 184.5 feet to an iron pin; thence with the new line through Lot 116 N 20-53 W 134.21 feet to an iron pin on Holly Park Lane; thence with said lane the following courses and distances: N 74-29 E 35 feet, N 33-40 E 35 feet and N 7-39 W 35 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 May 5, 1978 in Deed Book 1078 at page 634 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.

Grantees are to pay 1980 county property taxes.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage to First Federal Savings & Loan Assn., recorded in Mortgage Book 1470 at page 220 in the RMC Office for Greenville County, the present balance being \$92,000.00.

542.10-1-7.1
(15) 115-1-7
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 9th day of April 1980.

SIGNED, sealed and delivered in the presence of:

Julia P. Taylor
Donald R. McAlister

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By: D. E. Franklin

President

D. E. Franklin

Secretary

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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 9th day of April 1980.

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

My commission expires: 6-15-89

Julia P. Taylor

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Recorded April 10, 1980 at 2:29 P.M.

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CAROLINA COUNTY
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