

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

GRANTOR FILED
3/16/80
LINDSLEY
M.C.

Grantee(s) Addres: 1205 Plantation Dr.
Simpsonville, SC 29681

136 777

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 Fifteen Thousand Three Hundred Sixty-four and 39/100 (\$15,364.39) 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 BERT J. SANFORD, III and ROBERTA B. SANFORD

(16)-115-548.3-1-21

ALL that lot of land situate on the northern side of Plantation Drive in the County of Greenville, State of South Carolina being shown as Lot No. 21 on a plat of Holly Tree Plantation Subdivision, Phase III, Sec. 1, Sheet 2 dated September 1, 1978, prepared by Piedmont Engineers, Architects & Planners, recorded in Plat Book 6-H at page 75 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 northern side of Plantation Drive at the joint front corner of Lot 20 and Lot 21 and running thence with Lot 20 N 18-56 E 212.3 feet to an iron pin at the joint rear corner of Lot 20 and Lot 21; thence S 72-21 E 148.1 feet to an iron pin at the joint rear corner of Lot 21 and Lot 22; thence with Lot 22 S 31-00 W 210 feet to an iron pin on Plantation Drive; thence with said drive N 68-26 W 30 feet to an iron pin; thence still with said drive N 79-56 W 75 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 7, 1978 in Deed Book 1096 at page 935 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 Fidelity Federal Savings & Loan Assn., recorded in in Mortgage Book 1514 at page 870 in the RMC Office for Greenville County, the present balance being \$87,635.61.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 31.00

GREENVILLE COUNTY
0 8 7 5 4 3
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
NOV-4'80
17.05

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 3rd day of November 1980.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

Rudger S. Lindley
John P. Taylor

A Corporation
By: *[Signature]*
President D. E. Franklin

Secretary
THORNTON, ARNOLD & THOMASON
PAGE 29311
Bert J. + Roberta B. Sanford
DEED NO. 1548.3-1-21

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 3rd day of November 1980.

John P. Taylor (SEAL)
Notary Public for South Carolina.

Rudger S. Lindley

My commission expires: 4-21-86

RECORDED this 4 day of NOV 1980 at 3:16 P. M., No. 11991

5483

0703

4328 RV-2