

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

S.C.
Grantee(s) Address: 101 Avon Drive
Taylors, S. C. 29687

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KNOW ALL MEN BY THESE PRESENTS, that FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
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 Eighteen Thousand Five
Hundred and no/100 (\$18,500.00)-----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 FRANKLIN D. HILBURN and BETTY J. HILBURN, their heirs and assigns
forever:

ALL that certain piece, parcel or lot of land with all improvements thereon,
or hereafter constructed thereon, situate, lying and being in the State of
South Carolina, County of Greenville, in Butler Township lying and situate
on the western side of Ben Hamby Road, and more particularly shown on plat
entitled "Property of N. Victor Smith" prepared by H. S. Brockman, R.L.S.,
dated September 4, 1958, said plat being recorded in the R.M.C. Office for
Greenville County in Plat Book TT at Page 61 and having according to said
plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Ben Hamby Road at the corner of
land now or formerly owned by N. Victor Smith (iron pin on line at 15 feet)
and running thence S. 56-34 W. 252 feet to an iron pin; thence S. 69-11 W.
12 feet to an iron pin in the center of a proposed 20 foot right-of-way;
thence running along with said 20 foot right-of-way S. 38-32 W. 112.9 feet
to an iron pin in center of right-of-way; thence S. 75-49 E. 232 feet to a
point in center of Ben Hamby Road; thence running along and with Ben Hamby
Road N. 17-25 E. 93.8 feet to an iron pin in center of Ben Hamby Road;
thence continuing along with the center of Ben Hamby Road N. 5-00 E. 349.2
feet to the beginning. — 15-195-530.5-1-33,33.1

DERIVATION: Deed of Frank P. McGowan, Jr., as Master recorded November 26, 1980
in Deed Book 1137 at Page 977.

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



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 5th day of January, 1981.

SIGNED, sealed and delivered in the presence of:
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION (SEAL)
A Corporation
By William L. Alexander Jr. President
Arthur V. [Signature] 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 5th day of January, 1981
[Signature] (SEAL)
Notary Public for South Carolina

My commission expires: 12/31/81
RECORDED this 5th day of January, 1981 4:05 P.M. N.S.

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