

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: S. C.

MAY '81

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 Thirty One Thousand One Hundred Eighty Eight and 97/100ths (\$31,188.97) and the assumption of Dollars, the below mentioned 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

WALTER C. LAUNDON AND ELIZABETH B. LAUNDON

ALL that lot of land situate on the northern side of Holly Park Drive, being shown as Lot No. 131 on a plat of Holly Tree Plantation, Phase II, Section III-B dated April 20, 1978 prepared by Piedmont Surveyors, recorded in Plat Book 6-H at Page 41 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 Holly Park Drive at the joint front corner of Lot 130 and Lot 131 and running thence with Lot 130 N 10-14 E 208.9 feet to an iron pin at the joint rear corner of Lot 130 and Lot 131; thence N 87-34 E 176.33 feet to an iron pin at the joint rear corner of Lot 131 and Lot 132; thence with Lot 132 S 26-15 W 265.4 feet to an iron pin on Holly Park Drive; thence with said drive the following courses and distances: N 66-40 W 31 feet, N 77-08 W 53 feet and N 88-24 W 16 feet to the point of beginning.

16(116) 542.10-1-22

This is a portion of the property conveyed to the Grantor by deed of Holly Tree Plantation, a Limited Partnership recorded May 5, 1978 in Deed Book 1078 at Page 634 in the RMC Office for Greenville County.

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

The grantees hereby agree to assume and pay that certain mortgage to American Federal Savings & Loan Association formerly known as Fidelity Federal Savings & Loan Association in the amount of \$84,000.00 dated October 9, 1980 and being recorded in Mortgage Book 1519 at page 954 and having a current balance of \$83,811.03.



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 1st day of May 19 81.

FRANKLIN ENTERPRISES, INC. (SEAL)

SIGNED, sealed and delivered in the presence of:

A Corporation
By: [Signature]
President Donald 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 1st day of May 19 81.

Donald R. McAlister (SEAL)
Notary Public for South Carolina. 6-15-89

My commission expires:

RECORDED MAY 5 1981 at 8:36 A. M., No. 30533

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