

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Address:

109 MAULDIN RD
MAULDIN, S.C.
29662

KNOW ALL MEN BY THESE PRESENTS, that **FRANKLIN ENTERPRISES, INC.**

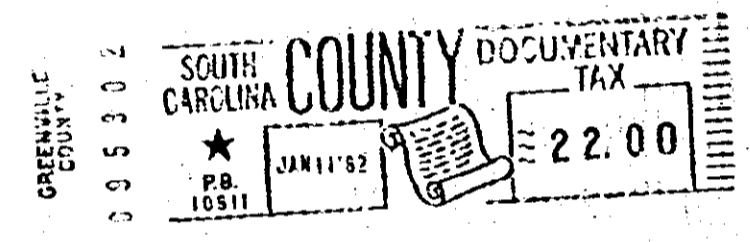
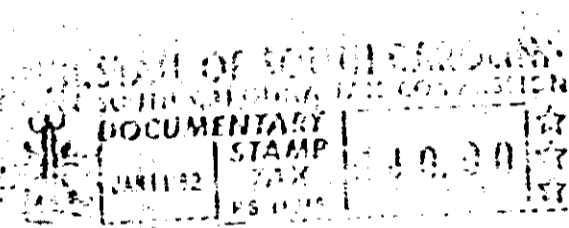
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Mauldin, State of South Carolina, in consideration of Twenty Thousand and no/100ths (\$20,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **BEN E. SANDERS, HIS HEIRS AND ASSIGNS:**

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, being shown as a lot adjacent to Lot 78 on a plat of Holly Tree Plantation, Phase III, Section I, prepared by Piedmont Engineers and Architects, Surveyors, dated September 28, 1978, recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 74 and being further surveyed by Freeland & Associates dated August 28, 1979 and recorded in Plat Book 7-N at Page 26 and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at a point on Plantation Drive and Lot 78 and running in a southerly direction S 1-54 W 230.0 feet to an iron pin; thence S 77-36 W 123.8 feet to an iron pin; thence N 1-54 E 258.4 feet to an iron pin; thence S 89-10 E 120 feet to the point of beginning, and containing 0.67 acres.

This is the same property conveyed to the Grantor herein by deed of Holly Tree Country Club, Inc., recorded on September 18, 1979 in Deed Book 1111 at Page 784 in the Office of the RMC for Greenville County.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive 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 8th day of January 19 82.

SIGNED, sealed and delivered in the presence of:

Donald R. McAlister
Notary Public for South Carolina.

FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: Donald E. Franklin
President
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 8th day of January 1982.

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

Donald E. Franklin

My commission expires: 6-15-89

RECORDED this JAN 11 1982 day of January 1982, at 2:41 P. M., No. 15835

0.968

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