

Grantees' address: 314 Chestnut Oaks Circle
Simpsonville, SC 29681

TITLE TO REAL ESTATE -- Offices of **WILLIAM B. JAMES**, Attorney at Law, 114 Williams Street, Greenville, S.C.

GREENVILLE COUNTY, S.C. **16(116) 548.3-1-66**

STATE OF SOUTH CAROLINA

NOV 29 1983

COUNTY OF GREENVILLE

DONALD E. FRANKLIN
R.M.C.

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 **Greenville**, State of **South Carolina**, in consideration of **One Hundred Ten**

Thousand and No/100 (\$110,000.00) 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 **Holmes Allen Downey and Frances Mary Downey, their heirs and assigns forever:**

ALL that piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Chestnut Oaks Circle and Briarwood Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 47 of a subdivision known as Holly Tree Plantation, Phase III, Section II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7-C at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Briarwood Drive, at the joint corner of Lots 46 and 47, and running thence with the joint line of said lots S. 22-10 E. 160 feet to an iron pin at the joint rear corner of Lots 47 and 48; running thence with the joint line of said lots S. 76-47 W. 138.04 feet to an iron pin on the eastern side of Chestnut Oaks Circle; running thence with the eastern side of said Circle N. 19-41 W. 106.05 feet to an iron pin; running thence N. 22-20 E. 37.15 feet to an iron pin on the southern side of Briarwood Drive; running thence with the southern side of said Drive N. 64-21 E. 95 feet to an iron pin, point of beginning.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

THIS is the identical property conveyed to the Grantor herein by Donald E. Franklin by deed dated March 11, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1184 at Page 368.

16(116) 548.3-1-66

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY TAX
STAMP
NOV 28 1983
220.00

GREENVILLE COUNTY
1 0 7 9 6 4
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ NOV 28 '83
R.B. 10911
121.00

together with all and singular the rights, numbers, 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 **28** day of **November** 19 **83**

SIGNED, sealed and delivered in the presence of:
FRANKLIN ENTERPRISES, INC. (SEAL)
A Corporation
By: **Donald E. Franklin**
President
William D. Downey
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE 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 **28** day of **November** 19 **83**
William D. Downey (SEAL) **Alicia S. Hilley**
Notary Public for South Carolina

RECORDED this **NOV 28 1983** day at **4:29** P/ M. No. **17095**

NOTED
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