

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee(s) Address: 109 Murray Drive
Mauldin, South Carolina 29662

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KNOW ALL MEN BY THESE PRESENTS, that **SEDFIELD VILLAS TOWNHOMES ASSOCIATION, 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 AND NO/100 (\$1.00) - - - - - 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 **DONALD E. FRANKLIN AND SUSAN R. FRANKLIN**

ALL THE GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO:

ALL that certain piece, parcel or strip of land located in the County of
Greenville, State of South Carolina, being shown as a part of the eastern
portion of Lot 64 on a plat of Sedgfield Villas Townhomes dated October 5,
1984, prepared by Freeland & Associates, recorded in Plat Book 10-M at page
69 in the R.M.C. Office for Greenville County, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the western property line of Lot 64, said iron
pin being in the line separating a 1.29-acre tract as shown on the afore-
mentioned plat and a 0.81-acre tract described in deed recorded in Deed
Book 1196 at page 654, and running thence with a new line through Lot 64,
N. 61-44 E. 50 feet to an iron pin; thence S. 27-54 E. 5.38 feet to an iron
pin; thence S. 64-06 W. 50 feet to an iron pin; thence N. 27-54 W. 5.05 feet
to the point of beginning.

This is a portion of the property conveyed to the grantor by deed of
Donald E. Franklin, et al, recorded on September 20, 1983, in Deed Book
1196 at page 654 in the R.M.C. Office for Greenville County.

- 12 - 271 - PT TO P 13.1-1-1
OUT OF P 13.1-1-1.2

ORA get 28767
Donald E. Franklin et al

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 7th day of November 1984

SIGNED, sealed and delivered in the presence of:

Donald E. Franklin
Donald R. M. Alister

SEDFIELD VILLAS TOWNHOMES
ASSOCIATION, INC. (SEAL)
A Corporation
By: Donald E. Franklin
President
Secretary

STATE OF SOUTH CAROLINA }
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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 6th day of November 1984.

Donald R. M. Alister (SEAL)
Notary Public for South Carolina.

My commission expires: 6-11-87

RECORDED this day of NOV 7 1984 19 3 57 P. M. No. 1-1005

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