

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 26 3 44 PM '73
DONNIE S. TANKERSLEY
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

Twelve Thousand and no/100 (\$12,000.00) ----- Dollars,
AND ASSUMPTION OF MORTGAGE SET OUT BELOW

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Robert W. Bell and Frances J. Bell, their heirs and assigns forever All that lot of land in Greenville County, State of South Carolina, on the north-erly side of Meadow Lane, near the City of Greenville, S. C. being known and designated as Lot No. 2 on plat of Foxcroft, Sectio I as recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4F at Pages 2, 3 and 4 and hav- ing according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Meadow Lane said pin being the joint front corner of Lots 2 and 3 and running thence with the common line of said lots N. 3-16 W. 160 feet to an iron pin, joint rear corner of lots 2 and 3; thence N. 86-44 E. 125 feet to an iron pin, joint rear corner of lots 1 and 2; thence with the common line of said lots S. 3-16 E. 160 feet to an iron pin on the northerly side of Meadow Lane; thence with the northerly side of Meadow Lane S. 86-44 W. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantor by deed recorded in Deed Book 958 at Page 481 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restr ictions, easements, zoning ordinances and rights of way of record and on the ground which affect said property

As part of the consideration the grantees assume and agree to pay the balance due on a mortgage to First Federal Savings and Loan Association recorded in Mortgage Book 1254 at Page 447 in the R.M.C. Office for Greenville County, the present balance being \$44,000.00

Grantees are to pay 1973 county property taxes.



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 23rd day of February 1973.

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By De. Amalbin, Pres.
President

Secretary

Linda W. Forrester
Donald R. Maliste

STATE OF SOUTH CAROLINA }
COUNTY OF

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 23rd day of February 1973 .

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

Linda W. Forrester

My commission expires: 8/4/79

RECORDED this 26th day of February 1973, at 3:44 P. M., No. 23931