

GRANTEES' Address: Alan J. Rieder and M. Gail Rieder, 103 Holly-
berry Court, Simpsonville, SC 29681
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE CO. S.C.

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AUG 30 3 14 PM '76

DONNIE S. TANKERSLEY

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 Seventeen Thousand One Hundred Twenty and 68/100 (\$17,120.68) ----- Dollars, and assumption of 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 Alan J. Rieder and M. Gail Rieder

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northwestern side of Hollyberry Court, being shown as Lot No. 50 on a plat of Holly Tree Plantation, Phase II, Section 2, dated January 10, 1974, prepared by Piedmont Engineers and Architects, recorded in Plat Book 5-D at page 48 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 northwestern side of Hollyberry Court at the joint front corner of Lot No. 49 and Lot No. 50 and running thence with Lot No. 49 S. 53-34 W. 127.55 feet to an iron pin at the joint rear corner of Lot No. 49 and Lot No. 50; thence N. 16 W. 75 feet to an iron pin; thence N. 0-30 W. 170 feet to an iron pin at the joint rear corner of Lot No. 50 and Lot No. 51; thence with Lot No. 51 S. 53-46 E. 173.6 feet to an iron pin on Hollyberry Court; thence with said Court S. 33-52 W. 35 feet to an iron pin; thence still with said Court S. 7-05 E. 35 feet to the point of beginning.

— 115-542.8 — 1-11

This is the same property conveyed to the grantor by deed of Holly Tree Plantation, A Limited Partnership, recorded on October 6, 1975, in Deed Book 1025 at page 357 in the RMC Office for Greenville County.

The above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances, existing or of record, which affect the title to the above described property.

As a part of the consideration, the grantees assume and agree to pay the balance due on a mortgage at Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1350 at page 480 in the RMC Office for Greenville County, the present balance being \$67,879.32.

The grantees are to pay 1976 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 17 day of August 19 76

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation
By:

President D. 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 17 day of August 19 76.

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

My commission expires: 8-4-79

RECORDED this _____ day of _____ 19____, at _____ M. No. _____

542.5.6 (CONTINUED ON NEXT PAGE)

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