

AUG 16 4 37 PM '73

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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

Eighteen Thousand Fifty and no/100 (\$18,050.00) 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 John L. Coon, III and Judith F. Coon, their heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina, on the southerly side of East  
Woodburn Drive, near the City of Greenville, S. C., being known and designated as lot no. 28 on  
plat entitled "Final Plat, Seven Oaks, as recorded in the R.M.C. Office for Greenville County, S.C.  
in Plat Book 4R at Page 6 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of lots 28 and 29 on the southerly side of East  
Woodburn Drive and running thence S. 0-02 W. 161.2 feet to an iron pin, joint rear corner of lots  
28 and 29; turning and running thence S. 75-44 W. 25.2 feet to an iron pin; thence S. 75-33 W.  
134.95 feet to an iron pin; turning and running thence N. 39-22 W. 43.6 feet to an iron pin, joint  
rear corner of lots 27 and 29; thence with the common line of said lots N. 32-02 E. 219.9 feet to  
an iron pin, the joint front corner of lots 27 and 28; thence S. 73-58 E. 68.9 feet to an iron pin  
the point of beginning.

-276-72.1-1-28

This is the same property conveyed to the grantor by deed recorded in Deed Book 976 at Page 667  
in the R.M.C. Office for Greenville County.

ALSO, All that lot of land situate on the southern side of East Woodburn Drive in the County of  
Greenville, State of South Carolina, being shown as lot 29 on a plat of Seven Oaks Subdivision  
dated May 15, 1972, prepared by C. O. Riddle, recorded in Plat Book 4R at Page 6 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 on the southern side of East Woodburn Drive at the joint front corner of  
lot 28 and lot 29 and running thence with lot 28 S. 0-02 W. 161.2 feet to an iron pin at the joint  
rear corner of lots 28 and 29; thence N. 75-44 E. 159.3 feet to an iron pin at the joint rear corner  
of lot 29 and lot 30; thence with lot 30 N. 31-58 W. 166.2 feet to an iron pin on East Woodburn  
Drive; thence with said Drive S. 74-02 W. 68.9 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of Jack E. Shaw Builders, Inc. to be  
recorded herewith.

-276-72.1-1-29

As part of the consideration the grantees assume and agree to pay the balance due on a mortgage to  
Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1281 at Page 403 in the  
R.M.C. Office for Greenville County, the present assumption balance being \$39,900.00

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

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 15th day of August 1973 .

SIGNED, sealed and delivered in the presence of:

FRANKLIN ENTERPRISES, INC. (SEAL)

A Corporation

By:

President

Secretary

*Linda D. Forrester*

*Donald R. McAlister*



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 15th day of August 1973 .

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

*Linda D. Forrester*

My commission expires: 8/4/79

RECORDED this 16th day of August 1973, at 4:37 P.M., No. 1982

