

KNOW ALL MEN BY THESE PRESENTS That The Sullivan Company,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Anderson in the State of South Carolina, in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars and other valuable

consideration (affidavit filed) ----- dollars, to it duly paid at and before the sealing of these presents by Sullivan Hardware Company, Inc., a South Carolina corporation ----- (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Sullivan Hardware Company, Inc., its Successors and Assigns forever:

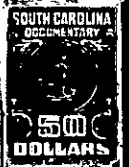
All that piece, parcel or tract of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, containing 7.28 acres, more or less, as shown on a plat prepared by Piedmont Engineering Service, dated April, 1959, entitled "Survey for Sullivan Hardware Co.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SS at page 147, and having according to said plat the following metes and bounds: BEGINNING at an iron pin on the southwestern side of the Seaboard Coast Line Railroad right of way at the corner of the property now or formerly of Southern, and running thence with the line of said property S 52-41 W 580 feet to an iron pin in the line of property now or formerly of Pleasantburg Industrial Park; thence with the line of said property N 37-26 W 225 feet to an iron pin; thence continuing with the line of said property N 73-32 W 74.7 feet to an iron pin; thence still continuing with the line of said property N 14-55 E 510 feet to an iron pin at the southwestern terminus of a proposed street; thence through or across said proposed street and with other property now or formerly of Pleasantburg Industrial Park N 52-45 E 270.5 feet to an iron pin on the southwestern side of the Seaboard Coast Line Railroad right of way; thence with said right of way the following courses and distances: S 37-15 E 100 feet; S 33-50 E 100 feet; S 31-57 E 100 feet; S 31-00 E 100 feet; S 30-51 E 200 feet to the point of beginning.

Less from the southern end thereof a parcel of 0.1865 acres conveyed to W. Gordon McCabe, Jr., et al by deed dated September 6, 1966.

This is the identical property conveyed to the Sullivan Company by deed of Daniel Construction Company dated September 28, 1959 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 635, at page 171, less the lot conveyed to McCabe.

Subject to the mortgage from The Sullivan Company to Liberty Life Insurance Company dated September 28, 1959 and recorded in said Office in Mortgage Book 804, at page 301.

For True Consideration See Affidavit
Book 33 Page 239



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Sullivan Hardware Company, Inc., its Successors ----- and assigns forever. And the said grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Sullivan Hardware Company, Inc., its Successors ----- and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said grantor has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officers,

on this the 15th day of March in the year of our Lord one thousand, nine hundred and Seventy-one and in the one hundred and ninety-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Thelma Patricia Bell
W. L. Watkins

THE SULLIVAN COMPANY (Seal)
By Henry S. Sullivan
and its President
Henry S. Sullivan
its Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF ANDERSON

PERSONALLY appeared before me Thelma Patricia Bell and made oath that she saw W. W. Sullivan as President and Henry S. Sullivan as Secretary of THE SULLIVAN COMPANY, the

within named corporation, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with Wm. L. Watkins, witnessed the execution thereof.

Sworn to before me this 15th day of March, A.D. 1971
W. L. Watkins (Seal)
Notary Public for South Carolina

Thelma Patricia Bell

State Tax stamps: \$ _____; Federal Tax stamps: \$ _____

Filed and recorded April 21st 1971, 12:02 P.M. #24660

Greenville County
Stamps
Paid \$ 132.00
Act No. 380 Sec. 1

C. C. C. P.

499-258-3-12