

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Builder Marts of America, 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 Five Thousand Five Hundred and No/100 (\$5,500.00)-----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 Thomas C. Downes and Shirley A. Downes, their heirs and assigns forever:

ALL those pieces, parcels or lots of land situate, lying and being in Gantt Township, Greenville County, S. C., being shown and designated as Lots Nos. 5 and 6 on plat of SHERMAN PARK, SECTION II, made by Campbell & Clarkson, Surveyors, Inc., dated April 1, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, Page 66, reference to which is hereby craved for the metes and bounds thereof.

The above-described property is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The above-described property is a portion of that property conveyed to the Grantor herein by deed from Jimmy J. Lindsey Real Estate, Inc. (formerly Prince & Lindsey Real Estate Co., Inc.), dated April 25, 1975, and recorded in the R.M.C. Office for Greenville County, S. C., in Deeds Book 1017, at Page 948.

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Greenville County
Stamps
Paid \$ 6.65
Act No. 330 Sec. 1

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 27th day of July, 1976.
SIGNED, sealed and delivered in the presence of:

Olivia B. Derrin
Richard P. Mitchell

BUILDER MARTS OF AMERICA, INC. (SEAL)
A Corporation
By: [Signature]
Manager of Financial Services
RECEIVED

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 its 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 27th day of July, 1976.
Richard P. Mitchell (SEAL) Olivia B. Derrin

Notary Public for South Carolina
My commission expires: 3/18/80

RECORDED this day of JUL 28 1976 19 at 9:23 A. M., No. 2630

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