

Grantee's Address: P. O. Box 47, Greenville S. C. 29602
TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE COUNTY

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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
Contribution to capital without consideration

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto BMA of S. C., Inc., its successors and assigns:

ALL that certain piece, parcel and lot of land situate, lying and being in
the City of Greenville, County of Greenville, State of South Carolina, being
more particularly described as shown on a plat of the property of Builder
Marts of America, Inc. prepared by Dalton & Neves, Engineers, December,
1973, and having according to said plat the following metes and bounds,
to-wit:

BEGINNING with an iron pin on the southerly side of the right of way of
Seaboard Coastline Railway siding, the iron pin is the joint corner of
property of C. C. Coleman, Jr. and Grantor, and running thence along Sea-
board Coastline Railway siding N. 59-23 W. 91.6 feet to an iron pin; thence
N. 58-28 W. 178.6 feet to an iron pin; thence S. 28-49 W. 185.3 feet to
an iron pin; thence S. 63-06 E. 271.6 feet to an iron pin; thence N.
28-17 E. 164.8 feet to the point of beginning.

The Grantee, its successors and assigns, is hereby granted access to the
property above described by an easement which easement is shown as a 9 foot
strip along the southerly side of other property of C. C. Coleman, Jr. shown
on a plat thereof recorded in the R.M.C. Office for Greenville County in
Plat Book 5B at Page 55.

This conveyance is subject to any and all existing reservations, easements,
rights of way zoning ordinances and restrictions or protective covenants
that may appear of record on the recorded plat(s) or on the premises

Being the same property conveyed to Grantor herein by C. C. Coleman, Jr.
by deed dated December 27 1973, and recorded in the Office of the R.M.C.
for Greenville County in Deed Book 992 at Page 210.

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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 25th day of February 19 77.
SIGNED, sealed and delivered in the presence of

Alfred L. Wilson
John N. Campbell, Jr.

BUILDER MARTS OF AMERICA, INC. (SEAL)
A Corporation
By: *Clarence B. Bankright, Pres.*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named Cor-
poration, 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 25th day of February 19 77
[Signature] SEAL

Notary Public for South Carolina
My commission expires: 2/28/78

RECORDED this 25 day of April 19 77 at 10:24 A. M., No. 10000

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