

ALSO ALL that certain lot or parcel of land, lying and being in the City of Greenville, County of Greenville, State of South Carolina and described as follows: BEGINNING at a point on the northwest line of Westfield Street, 10 feet southwardly measured radially or at right angles, from the center line of the Charleston and Western Carolina Railway Company's main track; running thence south 34 degrees west along said street line; 148.5 feet; thence north 54 degrees and 23 minutes west 231 feet; thence north 34 degrees and 48 minutes east 103.1 feet to a point 10 feet southwestwardly, measured radially, from said center line; thence southeastwardly, concentric with said center line, 233 feet to the point of beginning; containing 0.65 of an acre, more or less; as shown in yellow on the blue print attached and made a part hereof; the land hereby conveyed being part of the land conveyed by deed from Alice C. Ferguson to the Charleston and Western Carolina Railway Company dated December 8, 1903, recorded in Deed Book LLL, Page 285, of the Public Records of Greenville County, South Carolina. - 500-56-3-1  
 Being the same property conveyed to Citizens Lumber Company, Inc. by the Charleston and Western Carolina Railway Company by deed dated April 5, 1947, and recorded in the R.M.C. Office for Greenville County in Deed Book 311 at Page 408.

ALSO ALL lot of land in Greenville County, State of South Carolina, in the City of Greenville, lying west from Westfield Street, and according to plat of property of Citizens Lumber Company, made by Webb Surveying and Mapping Company, April 17, 1965, has the following metes and bounds: Company,  
 BEGINNING at an iron pin in the southern line of property now owned by Citizens Lumber being N. 61-43 W. 244.5 feet, more or less, from the southeastern corner of Citizens Lumber Company's property on Westfield Street, and running thence with line of said property of Citizens Lumber Co. N. 61-43 W. 200 feet to an iron pin at the northwestern corner of property of Citizens Lumber Co.; thence S. 28-17 W. 76.3 feet to iron pin; thence S. 61-43 E. 194.1 feet to iron pin; thence N. 32-42 E. 76.5 feet to the beginning corner. Being the same property conveyed to Citizens Lumber Company by C. H. Branyon by deed dated April 23, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 772 at Page 363.

The parcels described in the above four deeds have an aggregate frontage on Westfield Street of 542.7 feet. They are shown on Greenville County Tax Maps as Lots 1, 2.1 and 42.1 of Block 3, Sheet 56 (two of said parcels being combined in Lot 42.1).

The corporate name of the grantee in the above four deeds was changed to "Builder Marts of America, Inc." on January 31, 1966.

Being the same property conveyed to grantor herein by Builder Marts of America, Inc. by deed dated June 30, 1971, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 919 at Page 268.

The above described property is subject to a mortgage to Fidelity Federal Savings and Loan Association in the original principal sum of \$250,000.00 dated June 30, 1971 and recorded in the R.M.C. Office for Greenville County in Mortgage Vol. 1197 at Page 121.

The above described land is \_\_\_\_\_ the same conveyed to me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, deed recorded in office Register of Mesne Conveyance for \_\_\_\_\_ County, in Book \_\_\_\_\_ Page \_\_\_\_\_

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 \_\_\_\_\_ BMA of S.C., Inc., its successors and assigns

\_\_\_\_\_ Here and Assigns forever.

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