

STATE OF SOUTH CAROLINA } Grantee's address:
COUNTY OF GREENVILLE } GREENVILLE CO. S.C.

10 213

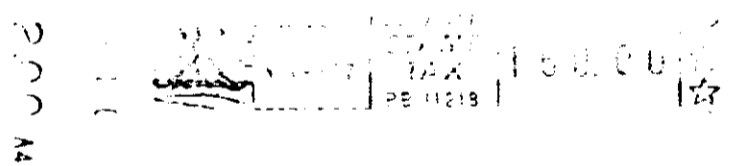
KNOW ALL MEN BY THESE PRESENTS, that Martin Interstate Development, Inc. -----
A Corporation chartered under the laws of the State of South Carolina ----- and having a principal place of business at
Greenville, State of South Carolina, in consideration of Ten and No/100 (\$10.00) and other good and valuable
consideration ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release, subject to the reservations herein contained, unto Academy, Inc., a corporation, its
successors and assigns:

ALL that certain piece, parcel or lot of land, located, lying and being in the County of
Greenville, State of South Carolina, at the intersection of the rights of way of Interstate
Highway #385 and Haywood Road, containing 0.547 acre, more or less, as shown on plat entitled
"Property of Autosystems, Inc." prepared by Tri-State Surveyors, dated February 4, 1976 and
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the western edge of the right of way of Haywood Road, said pin
being approximately 805 feet, more or less, in a southerly direction from the intersection of
Haywood Road and Pelham Road, at the joint corner of the tract herein conveyed and other pro-
perty of the Grantor and running thence, along the western edge of said right of way, S. 3-
55 W., 100 feet to a concrete monument on the northern side of the right of way of Interstate
Highway #385; thence, along the southern edge of said right of way, S. 49-51 W., 68.85 feet
to a concrete monument; thence N. 82-43 W., 68.78 feet to an old iron pin; thence N. 58-23 W.,
91.26 feet to a old iron pin; thence, leaving said right of way and running N. 1-36 E., 73.30
feet to a new iron pin in the line of property of Caper House, Inc.; thence S. 88-24 E., 82
feet to a new iron pin; thence, N. 1-36 E., 20 feet to a new iron pin; thence S. 88-24 E., -
120 feet to a new iron pin on the western side of the right of way of Haywood Road, the point
and place of beginning; subject, however, to all easements, conditions, covenants, restrictions
and rights of way which are a matter of public record and/or actually existing on the ground
affecting the within described property and particularly to the reservation contained in the
deed from Phillips Petroleum Company to Autosystems, Inc. recorded May 24, 1974 in the R.M.C.
Office for Greenville County, South Carolina in Deed Book 999 at Page 655. The property here-
in conveyed is a portion of the property conveyed to the Grantor herein by deed of Autosystems,
Inc., recorded March 5, 1976 in the R.M.C. Office for Greenville County, South Carolina in
Deed Book 1032 at Page 625.

51) 543.3-1-7.37
out of 543.3-1-1.20 (NOTE)



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 of 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 au-
thorized officers, this 7 day of November 1977.

SIGNED, sealed and delivered in the presence of: MARTIN INTERSTATE DEVELOPMENT, INC. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 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 7 day of November 19 77.
H. A. Addams (SEAL) Henry Garrison III
Notary Public for South Carolina
My commission expires 11/9/81.

RECORDED this NOV 9 1977 at 12:37 P. M., No. 14527

4328 RV.2