

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

c/o Parker Hardware Company
 2011 Augusta Road
 Greenville, S. C. 29605

KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS E. KENNEMORE and ELOISE K. BRYSON

in consideration of One Hundred Seventy-five Thousand and no/100ths (\$175,000.00) - Dollars
 the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
 unto BARRY J. PHILLIPS, his heirs and assigns:

ALL those pieces, parcels or tracts of land, with all buildings and improvements, situate, lying and being at the northeastern corner of the intersection of Augusta Road with McPherson Lane, in the City of Greenville, Greenville County, South Carolina, being portions of Lots 1 and 3 of the GODDARD-McPHERSON PROPERTY, and being shown as the PROPERTY OF BARRY J. PHILLIPS on a plat made by Dalton & Neves Company, Engineers, dated August, 1984, recorded in the RMC Office for Greenville County, S. C., in Plat Book 10W, page 87, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap at the northeastern corner of the intersection of the right-of-way of McPherson Lane with Augusta Road, and running thence with the northern side of Augusta Road, S. 20-20 E., 31.87 feet to a nail and cap; thence continuing with said side of Augusta Road, S. 48-11 E., 59.58 feet to a nail and cap; thence N. 40-44 E., (running in part through the center line of a 13-inch partywall with buildings on each side) 134.32 feet to a point; thence with the face wall of a building as the line, S. 49-37 E., 19.38 feet to a point; thence N. 40-47 E., (continuing along in part the face wall of a building) 48.62 feet to a nail and cap on a private drive; thence with the southern side of said private drive, N. 47-41 W., 24.86 feet to a nail and cap; thence crossing said private drive, N. 48-59 E., 89.39 feet to an iron pin; thence along the rear line of part of Lot 3, N. 48-45 W., 58.64 feet to an iron pin on the eastern side of McPherson Lane; thence with the eastern side of McPherson Lane, S. 48-47 W., 258.75 feet to a nail and cap point of beginning.

The Grantors in this deed reserve a non-exclusive easement for the purposes of ingress and egress from McPherson Lane across the above conveyed property to other property owned by the Grantors lying east of the above described property, in perpetuity, for the benefit of themselves, their heirs, assigns, executors and administrators, which reservation shall be deemed a covenant running with the land and which 12-foot private driveway the subject of this reservation or easement is shown on the above mentioned plat.

The above described property is a portion of the same conveyed by Ruby H. Kennemore to Douglas E. Kennemore and Eloise K. Bryson by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1127, page 557, on June 17, 1980, and by deed of Evelyn Goddard, et al, to Eloise K. Bryson and Douglas E. Kennemore, recorded in the RMC Office for said county and state in Deed Book 1208, page 355, on December 9, 1975.

- 500 - 203 - 4 - 36.2
OUT OF 203 - 4 - 36.1
 The above described property is hereby conveyed subject to utility rights of way and easements of public record and actually existing on the ground affecting said property.

There is also conveyed under the terms of this deed all of the Grantors' right, title and interest in and to any leases affecting the property, specifically including a lease from Mrs. Eloise K. Bryson, et al, to Frames & Things, Inc. (now expired), dated February 1, 1982, and a lease to Parker Hardware, Inc., or its predecessor tenant, and further including any tenant rights and rentals to become due.