

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 13 9 59 AM '73

For True Consideration See Affidavit

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DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that F.C. FRICK, R.M.C. Trustee of the Profit Sharing Plan and Trust of Carolina Tool Industries, Inc.

In consideration of Ten and no/100ths (\$10.00) dollars and other valuable consideration, ~~and~~ the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

American Hardware Supply Company, its Successors and Assigns, forever:

All that piece, parcel or tract of land situate, lying and being on the Southern side of Lenhardt Road or south of Lenhardt Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tract No. F as shown on a plat prepared by Carolina Engineering & Surveying Co., dated March 26, 1970, entitled "Survey for Cooper Shackelford", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4E at page 135, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of Tract F and in the line of property now or formerly of Bowsteel Corp., and running thence with the line of the said Bowsteel property S. 89-19 E. 200 feet to an iron pin at the eastern terminus of Alhambra Boulevard; thence S. 0-42 W. 400 feet to an iron pin; thence N. 89-19 W. 200 feet to an iron pin; thence N. 0-42 E. 400 feet to the point of beginning.

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TOGETHER WITH easements for street purposes (and utilities) as shown on said plat to be used in common with other owners of the 83.08 acre tract of which the tract hereinabove described is a part, said easements being shown on the plat referred to hereinabove as "50' Easements for Street and Utilities", and extending (1) from the Northwestern corner of Tract F in a westerly direction to South Carolina Highway #20 and (2) from the northerly boundary of the easement first referred to hereinabove in a northerly direction to Lenhardt Road.

This conveyance is subject to all easements and rights of way, if any, affecting the above-described property and in particular to a utility easement 20 feet in width which crosses the Northern portion of the premises herein conveyed, said utility easement being shown on the plat referred to hereinabove and to certain restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 890 at page 16.

This is the property conveyed to the grantor herein by Junius H. Garrison, Jr., Roy F. Hunt, Jr., A. Foster McKissick, and J. Cooper Shackelford, dated June 18, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 895 at page 205.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators 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.

WITNESS the grantor(s)'s hand(s) and seal(s) this 13th day of June 1973

SIGNED, sealed and delivered in the presence of:

Abner B. Rindick
Anita C. Yates

F.C. Frick (SEAL)
F.C. Frick, as Trustee of the Profit Sharing Plan & Trust of Carolina Tool Industries, Inc. (SEAL)

Greenville County (SEAL)
Stamps
Paid \$ 16.50 (SEAL)
Act No. 320 Sec. 1 (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 13th day of June 1973

Abner B. Rindick (SEAL)
Notary Public for South Carolina.

Anita C. Yates

My Commission Expires 11/14/73

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER N/A

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 13th day of June 1973 at 9:52 A. M., No. 35946