

JAN 15 12 05 PM '74

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that C. C. Coleman, Jr.

in consideration of Eighteen Thousand and No/100 (\$18,500.00)----- 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 Builders Mart of America, 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 Builders Mart 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 the Grantor and Grantee; and running thence along Seaboard 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.

its successors and assigns

The Grantee/ 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 the Grantor 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.

- 500 - 56-3-2.2  
OUT OF 56-3-2

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)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 27 day of December 19 73

SEEN, read and delivered in the presence of

*[Signatures of witnesses]*  
*[Seals of witnesses]*

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s/he saw the within named grantor(s) 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 27 day of December 19 73

*[Signature of Notary Public]*  
Notary Public for South Carolina (SEAL)

My Commission Expires 11/4/80

Greenville County  
Stamps  
20.75  
1973 DEC 1

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RENUNCIATION OF DOWER

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 whatsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(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 27 day of December 19 73

*[Signature of Notary Public]*  
Notary Public for South Carolina (SEAL)  
My Commission Expires: 11/4/80

*[Signature of Virginia A. Coleman]*  
17773

RECORDED this day of JAN 15 1974 M. No.