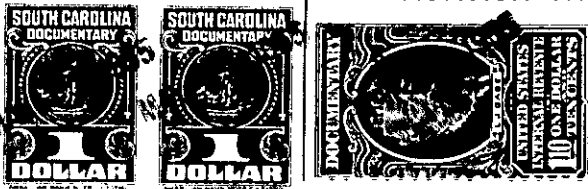


3.10

BOOK 525 PAGE 419

The State of South Carolina,

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That McCALL MANUFACTURING COMPANY

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at

Greer in the State of South Carolina for and in consideration

of the sum of ONE THOUSAND and NO/100 - - - - (\$1,000.00) - - - - - Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

J. LOUIS COWARD CONSTRUCTION COMPANY, INC., its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Butler Township, County of Greenville, State of South Carolina, being shown as Lot No. 95 on the Plat of College Heights made by Dalton & Neves, Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "P", page 75, and having, according to said plat, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the east side of Columbia Circle at the joint front corners of Lots 94 and 95, and running thence N71-32E 212 feet to an iron pin; thence N30-33W 49.1 feet to an iron pin; thence N58W 35 feet to an iron pin; thence S71-32W 179 feet to an iron pin on Columbia Circle; thence with Columbia Circle S18-28E 75 feet to the beginning corner.

The property hereby conveyed is a portion of the property conveyed to Victory Textiles (now McCall Manufacturing Company) by deed of Modern Industries of Greenville, South Carolina, dated December 20, 1948, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 369, page 71.

This property is conveyed subject to the restrictive covenants and building restrictions applicable to College Heights, which are recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 297, page 218, and Deed Book 393, page 429.

280-2-143

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 grantee hereinabove named, and its successors and Assigns forever