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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GRANTEE'S ADDRESS:

P. O. Box 512, Esley, S. C., 29640

KNOW ALL MEN BY THESE PRESENTS, that WACHOVIA BANK & TRUST COMPANY, N. A., as Trustee, and BANKERS TRUST OF SOUTH CAROLINA, N. A., as Ancillary Trustee, in consideration of SIXTY-TWO THOUSAND & 00/100 (\$62,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto MUTUAL HOME STORE OF FOUNTAIN INN, S. C., INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, at the southeastern corner of the intersection of Main Street and Jones Street, and is more particularly shown on plat prepared for Rouss McKnight Thomas and C. A. Parsons by Piedmont Engineering Service in January 1953, recorded in Plat Book DD, Page 35-A, and has, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern edge of Jones Street, at its intersection with Main Street, and running thence along the southeastern edge of Jones Street, N. 50-56 E., 148.2 feet to an iron pin in the edge of a 20 foot alley; thence turning and running S. 38-56 E., 118.6 feet to an iron pin; thence turning and running S. 42-45 W., 20.5 feet to an iron pin; thence turning and running S. 33-0 E., 15.7 feet to an iron pin, joint corner of property now or formerly of Parsons as shown on said plat; thence turning and running along the joint line with Parsons, S. 49-30 W., 130.7 feet to an iron pin in the northeastern edge of Main Street; thence along Main Street, N. 38-0 W., 142.8 feet to an iron pin, the point of beginning.

Being the same property left in trust to the grantor herein under the Will of Emma Rouse McKnight Thomas, who died testate on October 28, 1969, as will appear by estate filed in the Probate Court for Greenville County in Apartment 1129, File 7.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

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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 and the grantee's successors and assigns forever.

AND the said Wachovia Bank and Trust Company, N.A., as Trustee under the Will of Emma Rouss McKnight Thomas for the benefit of James Raymond Thomas does hereby covenant that it has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that it will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of Wachovia Bank and Trust Company, N. A., as Trustee under the Will of Emma Rouss McKnight Thomas

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