

Title to Real Estate by a Corporation—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

SEP 29 11 18 AM 1959

State of South Carolina,

COUNTY OF GREENVILLE

WHEREAS, the Grantor herein accepted title to the within described premises as trustee under a trust agreement dated April 4, 1959, for the purpose of erecting thereon a building for Sullivan Hardware Company; and WHEREAS, under said trust agreement the consideration was to be paid for by the nominee of Sullivan Hardware Company and title was to be

conveyed to the said nominee; and WHEREAS, Sullivan Hardware Company has designated the Grantee as its nominee under said trust agreement, NOW, THEREFORE, This deed is executed pursuant to the terms of said trust agreement.

KNOW ALL MEN BY THESE PRESENTS That DANIEL CONSTRUCTION COMPANY, INC. a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina for and in consideration of the sum of Ten and No/100ths (\$10.00)

----- dollars, pursuant to the provisions of the aforesaid trust agreement, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 THE SULLIVAN COMPANY, a corporation:

All that piece, parcel or tract of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, containing 7.28 acres, more or less, as shown on a plat prepared by Piedmont Engineering Service, dated April, 1959, entitled "Survey for Sullivan Hardware Co.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book SS at page 147, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of the C. & W.C. Railroad right of way at the corner of the property now or formerly of Southern, and running thence with the line of said property S. 52-41 W. 580 feet to an iron pin in the line of property now or formerly of Pleasantburg Industrial Park; thence with the line of said property N. 37-26 W. 225 feet to an iron pin; thence continuing with the line of said property N. 73-32 W. 74.7 feet to an iron pin; thence still continuing with the line of said property N. 14-55 E. 510 feet to an iron pin at the Southwestern terminus of a proposed street; thence through or across said proposed street and with other property now or formerly of Pleasantburg Industrial Park N. 52-45 E. 270.5 feet to an iron pin on the Southwestern side of the C. & W.C. Railroad right of way; thence with said right of way, the following courses and distances: S. 37-15 E. 100 feet; S. 33-50 E. 100 feet; S. 31-57 E. 100 feet; S. 31-00 E. 100 feet; S. 30-51 E. 200 feet to the point of beginning.

This is the identical property conveyed to the grantor herein by deed of Walter S. Griffin, Walter W. Goldsmith and R.M. Caine, dated April 14, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 621 at page 517.

The premises hereinabove described are subject to a utility easement ten (10) feet in width lying along the Westerly side thereof and to an easement for a pole line lying along the Easterly side thereof, both easements being shown on the plat referred to hereinabove.

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