

MAY 11 10 56 AM '76

TITLE TO REAL ESTATE-Prepared by DONNIE S. TANKERSLEY KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

Vol 1036 P. 61

STATE OF SOUTH CAROLINA, County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That BUILDER MARTS OF AMERICA, 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 SIXTY-ONE THOUSAND NINE HUNDRED FIFTY AND NO/100 (\$61,950.00) ----- dollars, 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 JOHN G. CHAPMAN and DEVERLE H. CHAPMAN, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the intersection of Belgrade Drive and Redcliffe Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 44 on Plat entitled "Section Three, Pelham Estates" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-G at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Redcliffe Road, said pin being the joint front corner of Lots 44 and 45 and running thence with the common line of said lots S 68-53 E 312.1 feet to an iron pin, the joint rear corner of Lots 44 and 45; thence S 50-15 W 154.5 feet to an iron pin, the joint rear corner of Lots 43, 44 and 53; thence with the common line of Lots 43 and 44 S 77-47 W 202 feet to an iron pin on the easterly side of Belgrade Drive; thence with the easterly side of Belgrade Drive N 24-08 W 75 feet to an iron pin in the curve of the intersection of Belgrade Drive and Redcliffe Road; thence with the curve of said intersection, the chord of which is N 1-26 W 46.15 feet to an iron pin on the southwesterly side of Redcliffe Road; thence along Redcliffe Road N 21-17 E 150 feet to an iron pin, the point of beginning.

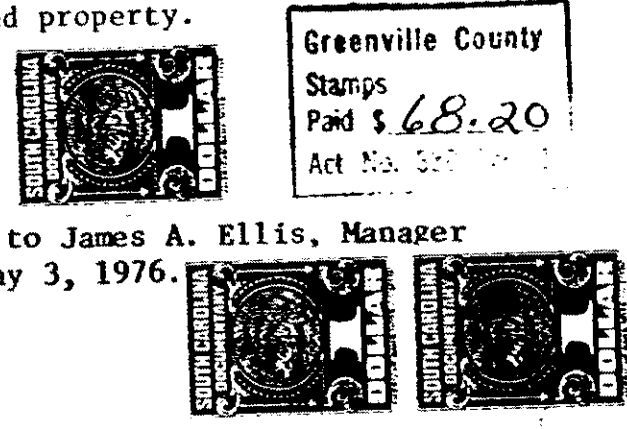
- 202 - 543,2 - 1 - 55

This conveyance is subject to all restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

For deed into grantor, see Deed Book 1027, page 693.

GRANTEE TO PAY 1976 TAXES

This deed is executed pursuant to the authority granted to James A. Ellis, Manager of Financial Services, by Corporate Resolution dated May 3, 1976.



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(s) hereinabove named, their successors, heirs and assigns forever. And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and their successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof. In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, James A. Ellis, Manager of Financial Services on this the 10th day of May in the year of our Lord one thousand, nine hundred and seventy-six. BUILDER MARTS OF AMERICA, INC.

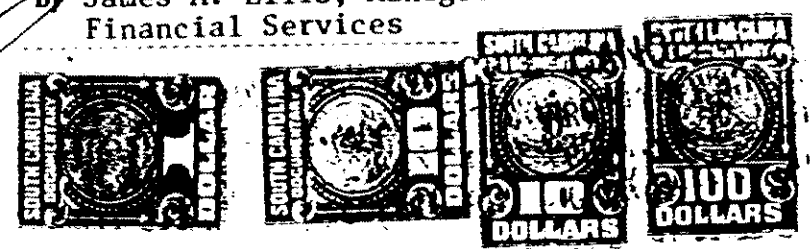
Signed, sealed and delivered in the presence of: Elizabeth M. Williams

By James A. Ellis, Manager of Financial Services (L.S.)

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw James A. Ellis as Manager of Financial Services and as of BUILDER MARTS OF AMERICA, INC. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of May A. D. 1976 Notary Public for South Carolina. (L.S.)



My Commission Expires: 2/14/83

Recorded May 11, 1976 at 10:56 A/M 20311

0061

4328 RV-25