

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that LINDSEY REAL ESTATE CO., INC.
Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
One and No/100 (\$1.00) and assumption of mortgage indebtedness set Dollars,
forth below
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto
BUILDER MARTS OF AMERICA, INC., its successors and assigns,

ALL that piece, parcel or lot of land, together with all buildings and
improvements thereon, situate, lying and being at the northeastern corner
of the intersection of Fork Shoals Road with Terrain Drive, in Greenville
County, South Carolina, being known and designated as Lot No. 2 on a plat
of FAIRWAY ACRES, made by C. C. Jones Engineers, dated June 1964, recorded in
the R. M. C. Office for Greenville County, South Carolina, in Plat Book FFF,
page 64, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to the grantor by deed of Jimmy J.
Lindsey Real Estate, Inc. recorded in Deed Book 1016, page 452, and is hereby
conveyed subject to the rights of way, easements, conditions, roadways and
restrictive covenants reserved on plats and other instruments of public record
and actually existing on the grounds affecting said property.

The grantee herein agrees to pay Greenville County property taxes for the
tax year 1975 and subsequent years.

As a part of the consideration of this deed the grantee agrees and assumes
to pay in full the indebtedness due on a note and mortgage covering the above
described property given to First Federal Savings and Loan Association, dated
April 2, 1975, in the original sum of \$27,000.00 and recorded in the RMC Office
for said County and State in Mortgage Book 1336, page 448, which has a present
balance due in the sum of \$26,960.40.

It is expressly covenanted and agreed between the grantor and grantee that
that certain mortgage covering the above described property given by Lindsey
Real Estate Co., Inc. to Builder Marts of America, Inc. securing notes in the
respective sums of \$26,904.48, \$30,324.37 and \$50,418.61, dated April 2, 1975
and recorded in the RMC Office for said County and State in Mortgage Book 1336,
page 451 shall remain open and in full force and effect and shall not merge
upon the execution and delivery of this deed.

- 100 - 412 - 1 - 11

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(s') heirs or successors
and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises
unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any
part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly au-
thorized officers, this 7th day of July 19 75

Signed, sealed and delivered in the presence of:

Jack H. Mitchell, III
Jack H. Mitchell, III
Aileen D. Putman
Aileen D. Putman

LINDSEY REAL ESTATE CO., INC. (SEAL)
(A Corporation)
By: James H. Lindsey President
and James H. Lindsey Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, 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 7th day of July 19 75

Aileen D. Putman (SEAL)
Notary Public for South Carolina. Aileen D. Putman
MY COMMISSION EXPIRES 11-21-84

Jack H. Mitchell, III
Jack H. Mitchell, III

RECORDED this JUL 11 1975 day of 19 at 10:16 A.M., No. 930

993

4328 RV-2