

FILED CC. S. 901 Poinsett Highway, Greenville, SC 29609
ADDRESS: WICHE, BURGESS, FREEMAN & FAHMAN, P.A. ATTORNEYS AT LAW, GREENVILLE, S.C. 29609

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP, hereafter referred to as Grantor, in consideration of the sum of ONE HUNDRED TEN THOUSAND & NO/100 (\$110,000.00) DOLLARS, paid to Grantor by THE TOOL SHED, INC., a South Carolina corporation, hereafter referred to as Grantee, and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated, in whole or as part of the following tracts shown as Nos. 12, 13, 14, 15 and 16, and a triangular strip containing 0.09 acres, according to plat of the property of P. L. Bruce Company, dated March 9, 1978, prepared by Carolina Surveying Company, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Poinsett Highway at the intersection of said highway and Bates Street and running thence along Bates Street, S. 62-06 W. 130.1 feet to an old iron pin; running thence along Bates Street, N. 55-31 W. 98.4 feet to an iron pin; thence continuing with Bates Street N. 56-40 W. 100.8 feet; running thence along part of Tract 11, N. 33-54 E. 176.8 feet to an iron pin on Laurel Street (now or formerly); running thence with Laurel Street (now or formerly), S. 55-54 E. 212.7 feet to an old iron pin; running thence along westerly side of Poinsett Highway, S. 4-07 E. 78 feet to the beginning corner.

TRIANGULAR STRIP: BEGINNING at old iron pin at intersection of Clayton Street and Laurel Street (now or formerly) and running thence along Clayton Street, N. 58-48 E. 91.6 feet to a point on Poinsett Highway; thence along westerly side of Poinsett Highway, S. 4-07 E. 105.6 feet to old iron pin at intersection of Laurel Street (now or formerly); thence along Laurel Street (now or formerly), N. 55-54 W. 103.5 feet to old iron pin, the point of beginning.

DERIVATION: Being a portion of the property conveyed to grantor hereinby deed of P.L. Bruce, Jr., C.T. Wyche, Ex., et al recorded December 23, 1966, in office of RMC for Greenville County in Deed Book 811, Page 65. — 255-171-10-13, 14, 16, 17

ALSO, ALL that portion of the right of way of Laurel Street (now or formerly), running from the intersection of the right of way line of Clayton Avenue easterly to the right of way line of Poinsett Highway. The right of way line of Clayton Avenue shall be that line created by an extension along the same southerly course of the eastern right of way line of Clayton Avenue across the right of way of Laurel Street (now or formerly) to a point on the eastern right of way of Laurel Street (now or formerly). This conveyance is subject to existing utility rights of way. This is same property conveyed to grantor by deed of Greenville County Council, recorded Nov. 2, 1977, Deed Book 1067, Page 825.

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 said premises before mentioned unto the Grantee and Grantee's Heirs, Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs, Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 29th day of April, 1978.

Signed, Sealed and Delivered in the Presence of
[Signature]
[Signature]

P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP (Seal)
By: [Signature] (Seal)
General Partner

Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this
29th day of April, 1978.
[Signature] (Seal)
Notary Public for South Carolina
My Commission expires 11/15/83.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

NOT APPLICABLE

RENUNCIATION OF DOWER !!!

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs, Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my
____ day of _____
My Commission expires _____
Recorded this _____

GREENVILLE COUNTY
APR 30 1978
2:00

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