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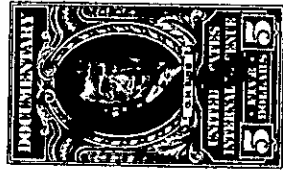
BOOK 693 PAGE 419

SPECIAL WARRANTY DEED

For True Consideration See Affidavit

Book 24 Page 79

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )



KNOW ALL MEN BY THESE PRESENTS, that THE PURE OIL COMPANY, an Ohio corporation, herein called "Grantor", with principal offices at 200 East Golf Road, Palatine, Illinois, in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable considerations to it in hand paid by BEN S. IRVIN, of Greenville County, South Carolina, herein called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, that certain tract of land situated in Greenville County, South Carolina, more fully described as follows, to-wit:

Commence at a point where the West side of U. S. Highway No. 25 intersects the East side of New Perry Road, and run thence S 19-58 W along the East side of New Perry Road 154.2 feet to an iron pin for the point of beginning; and continue thence from the beginning point thus established with the East side of New Perry Road S 30-30 W 69.3 feet to an iron pin; thence S 47-50 E 122.2 feet to an iron pin; thence N 36-30 E 17.5 feet to an iron pin; thence N 42-23 E 50.45 feet to an iron pin; thence N 47-50 W 134.7 feet to the point of beginning; being a portion of the property conveyed to Grantor by deed from P. L. Bruce, dated August 4, 1961 and recorded in R.M.C. Office in Volume 679 at Page 288.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements, if any, affecting said land.

All property taxes shall be prorated as of the date hereof.

together with all and singular the rights, members, hereditaments and appurtenances to the said premises in anywise incident or appertaining.

TO HAVE AND TO HOLD said lands unto Grantee, his heirs and assigns forever, and Grantor hereby binds itself, its successors and assigns, to warrant and forever defend said lands unto the said Grantee, his heirs and assigns, against Grantor, and every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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