

Drayton Avenue and running thence along an angle, the chord of which is North 18-44 West 103.7 feet to an iron pin; thence continuing along an angle, the chord of which is North 12-18 West 28.4 feet to the boundary of property of the Brookline Fabrics, Inc.; thence along said boundary North 79-12 East 71 feet to an iron pin on the West boundary of a lot to be conveyed by Harold Holder, Sr., to Carl Coal and Oil Company; thence along said boundary South 0-38 East 136.3 feet to an iron pin on the northerly side of Drayton Avenue; thence along said Drayton Avenue South 84-59 West 32 feet to an iron pin at the point of BEGINNING."

The above described property is subject to recorded easements and rights of way.

The second lot herein described and conveyed is subject, HOWEVER, to reservations of an easement contained in the aforesaid recorded deed of Brookline Fabrics, Inc., to Red Diamond Oil Company, as follows: "The grantor reserves to itself, its successors and assigns an easement 25 feet in width from Drayton Avenue to the boundary of other property of the grantor for ingress and egress, said easement to be exercised in the event the grantee is unable to provide easement between the rights of way of Greenville and Northern Railroad on the East, and the Southern and C & W C Railways on the West."

Further the second lot herein described and conveyed is subject to an easement twenty five (25) feet in width to the Greater Greenville Sewer and Sanitation District.

For reference to the source of title to the second lot herein conveyed see deed of Brookline Fabrics, Inc., to Red Diamond Oil Company, dated November 25, 1960, and recorded December 3, 1960, in Book of Deeds 664, at page 106, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.

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, and the grantee'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 and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or 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 authorized officers,

this 30th day of July, 1965.

SIGNED, sealed and delivered in the presence of:

Felix L. Finley, Jr.

Conrad H. Hilder

(Continued on next page)

RED DIAMOND OIL COMPANY,
 a corporation

BY: *Conrad H. Hilder*

 President

BY: *Harold Holder, Sr.*

 Secretary