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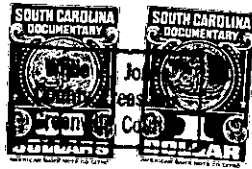
TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLE FARNSWORTH  
R. M. C.

For True Consideration See Affidavit

Book 31 Page 191



KNOW ALL MEN BY THESE PRESENTS, that John J. Martin, Jr. and Dorothy Law Martin

in consideration of Ten and no/100 (\$10.00) and other valuable consideration Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Caper House, Inc., its successors and assigns forever

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as a portion of the property conveyed to Phillips Petroleum Company by Richard F. Watson, Jr. et. ux, containing .23 acres, more or less, and being more fully described as follows:

BEGINNING at a point on the north line of property described in deed dated January 4, 1966 from Richard F. Watson, Jr. et ux. to Phillips Petroleum Company recorded in Book 790, Page 589, in the office of the Register of Mesne Conveyance of Greenville County, South Carolina, said point being North 88-22 West 118.0 feet from the Northeast corner of said property which is on the westerly right of way of Haywood Road and running thence South 1-36 West 120.0 feet to a point; thence North 88-22 W. 82.0 feet to the West line of the property described in said deed; thence North 1-36 East 120.0 feet to a point; thence South 88-22 East 82 feet to the point of beginning.

The grantors further grant to the grantee, its successors and assigns forever access easement from Haywood Road to the above described property said access easement to run with the land and being described as follows:

BEGINNING at a point in the westerly right of way of Haywood Road, said point being the northeast corner of the property described in said deed and running thence North 88-22 West 118.0 feet to the northeast corner of the property conveyed hereby as described above; thence with the East line of the property hereby conveyed South 1-36 West 35.0 feet to a point; thence South 88-22 East 118.0 feet to a point in the westerly right of way of Haywood Road; thence with said right of way North 0-03 West 35.0 feet to the point of beginning.

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises, the use of the same is hereby restricted for a period of ten (10) years to uses other than for the purpose of storing, selling or otherwise dispensing of automobile fuels, oils, and other products ordinarily sold at an automobile service station, and grantee hereby agrees to conform to this restriction. This conveyance is made subject to recorded restrictions, easements and rights of way of record which affect said property

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

WITNESS the grantor's(s') hand(s) and seal(s) this 9th day of July 19 69.

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

County Stamps Paid \$17.05 (SEAL)  
See Act No.380 Section 1

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof

SWORN to before me this 9th day of July 19 69.  
[Signature] (SEAL)  
[Signature] (SEAL)

Notary Public for South Carolina  
My commission expires: 11/1/71

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of July 19 69.  
[Signature] (SEAL)  
[Signature] (SEAL)

Notary Public for South Carolina  
My commission expires: 11/1/71 July 19 69, at 4:42 P. M., No. 937  
RECORDED this 11 day of July 19 69, at 4:42 P. M., No. 937

200-543.3-1 7.31 out of 543.3-1-7.20