



LIMITED WARRANTY DEED

THIS IS A DEED dated January 20, 1970 by SHELL OIL COMPANY, a Delaware corporation with offices at 230 Peachtree Street, N. W., in Atlanta, Georgia, (herein called "Grantor") to THE SCN BANK as TRUSTEE FOR PROFIT SHARING PLAN & TRUST OF MODERN OFFICE MACHINES, INCORPORATED of P. O. Box 969 in Greenville, South Carolina (herein called "Grantee", whether one or more):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described premises situated at I-385 and Roper Mountain Road, County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying, and being at the Northern corner of the intersection of frontage road to interstate highway 385 and Roper Mountain Road in the County of Greenville and State of South Carolina and as shown on plat of survey of property of Shell Oil Company, prepared by Dalton and Neves, Engineers dated October, 1969 is more fully described as follows:

Commencing at a point on the Northwestern side of Roper Mountain Road, intersection of the Northern boundary line of the frontage road to interstate highway 385 and running thence North 32° 09' East along the Northwestern side of Roper Mountain Road 65.8 feet to a point; thence North 31° 18' East along the Northwestern side of said road 43.8 feet to a point; thence continuing North 30° 12' East along the Northwestern side of said road 64.1 feet to a point thence turning and running North 43° 58' West along the boundary line of property of Crawford Realty Company 150 feet to a point; thence turning and running South 42° 34' West along the boundary line of property of Crawford Realty Company 280 feet to a point on the Northeastern side of the frontage road; thence turning and running South 62° 27' East along the Northeastern side of the frontage road 150 feet to a point; thence turning and running North 75° 08' East along the Northern boundary of said frontage road 73.6 feet to the point of commencement.

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1970 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.



Greenville County
Stamps
Paid \$ 3.30
Act No. 380 Sec. 1

(Continued on next page)

-300-5451-1-15.2