

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that STAR ENTERPRISES, INC., a corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto MALCOLM L. BUEHLER, his heirs and assigns, the following-described property:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of S. C. Highway No. 291 - South Pleasantburg Drive - as shown on plat of property of Star Enterprises, Inc., prepared by John E. Woods, Registered Land Surveyor, dated May 1, 1972, recorded in the office of the R.M.C. for Greenville County in Plat Book 4Q, page 125, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the west side of South Carolina Highway 291 - South Pleasantburg Drive - at the joint corner of property of Star Enterprises, Inc., and property now or formerly owned by Stafac, Inc., (which point is N. 6-50 W. 200 feet from the northwest corner of the intersection of Cleveland Street and S. C. Highway No. 291 - South Pleasantburg Drive), and running thence along the western side of S. C. Highway No. 291 - South Pleasantburg Drive - N. 6-50 W. 335.0 feet to a point on the south side of a 40-foot driveway leading from the west side of South Carolina Highway 291 - South Pleasantburg Drive - into property of Star Enterprises, Inc.; thence turning and running along the south side of said 40-foot driveway, S. 83-10 W. 213.0 feet to a point; thence turning and running S. 6-50 E. 50.0 feet to a point; thence S. 83-10 W. 10.0 feet to a point; thence turning and running along the line of other property of Star Enterprises, Inc., S. 6-50 E. 299.2 feet to a point in the line of the property of Star Enterprises, Inc.; thence turning and running N. 83-10 E. 74.8 feet (a portion of which distance runs along the line of property now or formerly owned by Charles B. Barnett) to a point, joint corner of property of Star Enterprises, Inc., Charles B. Barnett and Stafac, Inc.; thence along the line of said property of Stafac, Inc., N. 78-06 E. 150.0 feet to a point on the west side of South Carolina Highway No. 291 - South Pleasantburg Drive - the beginning corner.

Grantee, his heirs, executors, administrators and assigns, as a part of the consideration for this conveyance, agrees that so long as Stafac, Inc., or its successors and assigns, operates an automobile service station upon the premises heretofore conveyed by grantor to Shell Oil Company (Deed Book 765, page 307), no structure shall be erected or placed on the above-described property to the north of said premises conveyed by Star Enterprises, Inc., to Shell Oil Company (Deed Book 765, page 307), within 50 feet of the line of said property along South Carolina Highway No. 291 - South Pleasantburg Drive - for a distance of 200 feet from the joint corner of property of Stafac, Inc., and the above-described property. This covenant shall run with the land and shall bind grantee and his heirs, executors, administrators and assigns. This covenant is not intended to and does not include any pylon or pylons erected by the grantee for the advertisement or promotion of his business located on the above-described property.

No part of the property herein conveyed shall be used by grantee, his heirs, executors, administrators and assigns, for the sale of gasoline or other petroleum products.

FILED
GREENVILLE CO. S. C.
JUL 20 4 14 PM '73
DONNIE S. TANKERSLEY
R.M.C.

- 599 - 269 - 1 - 11.16 - 1.224 - Pt. of 269 - 1 - 11.16
OUT OF 269 - 1 - 11.8 feet of 269 - 1 - 11.3

Pt. of 269 - 1 - 11.16 - 0.25A -
OUT OF 269 - 1 - 11.1