

to an iron pin; thence continuing with the western edge of Haywood Road, S. 3° 53' W. 100.0 feet to the beginning corner.

LESS AND EXCEPTING THEREFROM, that property described as follows conveyed to John J. Martin, Jr., et ux. by Deed dated June 20, 1969, to-wit:

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' West 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.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, its successors and assigns, all oil, gas and other minerals, in, under and that may be produced from said land, provided, however, that Grantor, its successors and assigns, shall have no right of ingress and egress or to use the surface of said land for exploration, development or production of said oil, gas and other minerals.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, its successors and assigns, forever. And, the Grantor does hereby bind itself and its successors, to warrant the title only against the claim of every person whomsoever claiming by, through or under grantor, subject, however, to the reservation herein made, an easement granted to John J. Martin, Jr., et ux. by deed dated June 20, 1969, Lease Agreement dated December 9, 1971, to Caper House, Inc., covering a portion of the land together with an easement, and to all taxes and questions of survey, restrictions, and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL