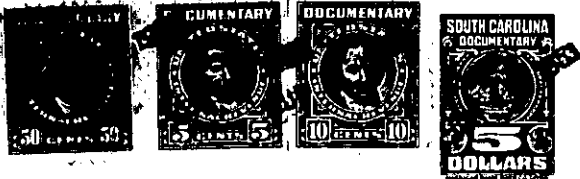


STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUL 1 3 35 PM 1951



Know All Men by These Presents:

That Belton Sims, Jr. in the State aforesaid, in consideration of the sum of - - - -Four Thousand Five Hundred and No/100 (\$4,500.00)- - -DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Bruce Oil Company, Inc., its successors and assigns, all that piece, parcel or lot of land, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, situate, lying and being on the Southerly side of Birnie Street, and having, according to a plat made by Dalton & Neves and a plat made by Madison H. Woodward in May 1946, the following metes and bounds, to wit:

BEGINNING at a point on the Southern Railroad right-of-way, which point is 231 feet in a Southeasterly direction from the intersection of Birnie Street and Markley Street and running thence S. 39-56 E. 15 feet to a point; thence continuing S. 41 E. 33 feet to a point on the said Southern Railroad right-of-way; thence N. 48-07 E. 64.3 feet to a point; thence N. 17-09 E. 17 feet to a point; thence N. 48-07 E. 57 feet to a point on the Southerly side of Birnie Street; thence along the Southerly side of Birnie Street N. 74-22 W. 45.2 feet to a point; thence S. 47-34 W. 115 feet, more or less, to the beginning corner.

The grantor conveys by this deed, all the property conveyed to him by deed dated June 26, 1946 and recorded in Deeds Volume 295, page 27, together with a 15 foot strip on the Easterly side of the property conveyed to him by deed dated November 14, 1939 and recorded in Deeds Vol. 215, page 295.

In addition to the land with the buildings thereon conveyed by this deed, the grantor does bargain, sell and release to the grantee, one (1) 6,000 gallon fuel oil tank, one (1) 11,000 gallon fuel oil tank, situate on the property, together with one (1) 1936 model Ford oil truck.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and its successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 24th day of May in the year of our Lord One Thousand Nine Hundred and fifty one.

Signed, Sealed and Delivered in the Presence of

Ross Carter
Edward Ryan Hamer

Belton Sims, Jr. (Seal)
(S Seal)
(S Seal)
(S Seal)

State of South Carolina, Greenville County Personally appeared before me Ross Carter

and made oath that she saw the within named grantor(s) Belton Sims, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof. Sworn to before me this 24th day of May, A. D. 19 51 Ross Carter (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Minnie Lee K. Sims wife of the within named Belton Sims, Jr. did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Bruce Oil Company, Inc., its successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of May, A. D. 19 51 Edward Ryan Hamer (Seal) Notary Public for South Carolina

Minnie Lee K. Sims