

WARRANTY DEED

THIS deed, dated April 15, 1964, by FRANKLIN AUGUSTUS FOLK of Greenville County, State of South Carolina (herein called "Grantor") to SHELL OIL COMPANY, a Delaware corporation with offices at 50 West 50th Street, New York, New York (herein called "Grantee"),

WITNESSETH:

That Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby gives, grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, the following described premises situated in the County of Greenville and State of South Carolina:

ALL that piece, parcel or tract of land in Butler Township, Greenville County, State of South Carolina, on the nirthwestern side of Road 183 and being known and designated as Tract A on plat of property of Franklin Augustus Folk, et al, prepared by Dalton & Neves, and recorded in the R. M. C. Office for Greenville County in Plat Book "ZZ", at Page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Road 183 at the joint front corner of Tracts A and B and running thence along said Road N. 30-12 E. 37 feet to an iron pin; thence continuing with said Road N. 28-48 E. 96.3 feet to an iron pin; thence continuing with said Road N. 27-38 E. 69.3 feet to an iron pin; thence N. 37-30 W. 355.9 feet to an iron pin; thence S. 60-49 W. 200 feet to an iron pin; thence along the line of Tract B, S. 39-08 E. 465.2 feet to the point of beginning.

together with all hereditaments, easements, rights, privileges and appurtenances thereunto belonging, and all buildings, improvements, and personal property thereon, and all right, title and interest of Grantor, if any, in and to the alleys, streets, roads, waters and waterways adjacent to said premises.

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

Grantor hereby covenants with Grantee: (1) that Grantor is seized of said premises in fee simple and has good right to convey the same; (2) that Grantee shall quietly enjoy said premises; (3) that said premises are free from all encumbrances; (4) that Grantor will execute or procure any necessary further assurances of the title to said premises; and (5) that Grantor will forever warrant and defend the title to said premises against the claims of all persons whomsoever. The foregoing covenants shall be joint and several, shall bind the heirs, administrators, executors, successors and assigns of Grantee.

(Continued on next page)

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CLERK OF COURSE

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