

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOSEPH M. DIVVER of Laurens Road, Greenville, County of Greenville, State of South Carolina, hereinafter called "Grantor", in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations the receipt of which is hereby acknowledged, hereby gives, grants, bargains, sells, conveys and confirms to Shell Oil Company, Incorporated, a Virginia corporation with offices at 50 West 50th Street, New York, New York, hereinafter called "Grantee", its successors and assigns, the following described premises:

All that certain piece, parcel or lot of land situate, lying and being at the South-west corner of the intersection of Laurens Road and East Washington Road in the City of Greenville, County of Greenville, State of South Carolina and having, according to plat of East Park, part of Boyce Addition made by W. A. Adams, Engineer, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "A", page 383, the following metes and bounds, to-wit:

BEGINNING at the point of intersection of the Southerly street line of Laurens Road with the Westerly street line of East Washington Road and running thence southerly along the westerly street line of East Washington Road a distance of 120.0 feet to a point; thence running in a northerly direction approximately 101 feet to a point in the southerly street line of Laurens Road, which point is distant 100.0 feet westerly along the southerly street line of Laurens Road from said point of beginning; thence running in an easterly direction along the southerly street line of Laurens Road 100.0 feet to the point or place of beginning.

together with all rights, privileges and appurtenances thereunto belonging, and all buildings, improvements and person property thereon, and all right, title and interest of Grantor, if any, in and to the streets and roads adjacent to said premises; subject to taxes levied on said premises for the year 1946, and the rights of The Texas Company as tenant in possession under a certain lease from Grantor dated November 22, 1941, providing for a term beginning on January 1, 1937, and expiring on December 31, 1946.

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 except as aforesaid;
- (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 binding on the heirs, administrators, executors, successors and assigns of Grantor, and shall inure to the benefit of the successors and assigns of Grantee.

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on the 12th day of December, 1946.

Signed, sealed and delivered by
Grantor in the presence of:

Homer H. Davis
R. F. Watson

Joseph M. Divver (SEAL)
Joseph M. Divver

S. C. Stamps \$23.00
U. S. Stamps \$12.65

For True Consideration See Affidavit
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