

STATE OF SOUTH CAROLINA : W. LIE FARNSWORTH  
SS R.M.C.  
COUNTY OF GREENVILLE :

KNOW ALL MEN BY THESE PRESENTS that THE ATLANTIC REFINING COMPANY, a Pennsylvania corporation, duly registered to do business in the State of South Carolina, with its principal office in Philadelphia, Pennsylvania, in consideration of the sum of TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) to it in hand paid by WALTER S. GRIFFIN, of Greenville, South Carolina, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the said Walter S. Griffin, his heirs and assigns forever, the following described premises:

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at the northwest corner of the intersection of West Washington Street and North Academy Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to the survey made by Dalton & Neves, May, 1945, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwest corner of the intersection of West Washington Street and North Academy Street, and running thence with the west side of North Academy Street, North 24 degrees 40 minutes East 95.9 feet to an iron pin at the northeast corner of a 13-inch brick wall; thence along the north edge of another 13-inch brick wall, North 72 degrees 49 minutes West 59.5 feet to an iron pin in the center of the northern end of a 17-inch brick wall, at corner of property now or formerly of W. C. Cleveland and W. B. Ellis, Jr.; thence with the center of the 17-inch brick wall and with line of Cleveland and Ellis property, South 24 degrees 16 minutes West 91.4 feet to an iron pin on the north side of West Washington Street in the center of the southern end of the 17-inch brick wall; thence with the north side of West Washington Street, South 68 degrees 31 minutes East 58.5 feet to the beginning corner.

ALSO, all of the right, title and interest of The Atlantic Refining Company in and to that 17-inch party wall, one-half of which is located on the above described property and one-half located on the property now or formerly of Cleveland and Ellis lying west and adjacent to the above property as fully set forth in party wall agreement made between W. C. Cleveland and Caroline B. Ellis, as Trustee, parties of one part, and J. D. Calmes and M. C. Westervelt, parties of the other part, dated June 27, 1945.

BEING the same premises which M. C. Westervelt and J. D. Calmes, by deed dated July 24, 1945, and recorded in the Register Mesne Conveyance Office for Greenville County, in Deed Book M, page 203, granted and conveyed unto The Atlantic Refining Company, in fee.

UNDER AND SUBJECT to all easements and restrictions of record and any condition which an accurate survey of the premises would disclose.

