

WARRANTY DEED

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THIS deed, dated May 7, 1964, by WALTER S. GRIFFIN of 515 Buncombe Street, in Greenville, County of Greenville, 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 certain piece, parcel or lot of land situate, lying and being at the Northeastern corner of the intersection of Bramlett Road (Road 105) with White Horse Road (S. C. Highway 250) in the County of Greenville and State of South Carolina, and as shown on plat of survey of property of Walter S. Griffin by Dalton & Neves, Engineers, dated March 1964 is more fully described as follows: Commencing at the Northeast corner of the intersection of Bramlett Road with White Horse Road and running thence N 59° 24' E along the Southeastern side of Bramlett Road One Hundred Seventy-five (175') feet to an iron pin; thence turning and running S 52° 50' E along boundary line of other property of Walter S. Griffin One Hundred Fifty (150') feet to an iron pin; thence turning and running S 53° 30' W along boundary line of other property of Walter S. Griffin One Hundred Fifty (150') feet to an iron pin on the Northeastern side of the boundary line of the old White Horse Road; thence turning and running N 57° 15' W along the Northeastern boundary of the old White Horse Road One Hundred One and 3/10 (101.3') feet to an iron pin; thence continuing N.60° 42' W along the boundary line of the old White Horse Road Seventy-three and 7/10 (73.7') feet to the point of commencement.

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 Grantor, and shall inure to the benefit of the successors and assigns of Grantee.

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- ALSO -

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OUT OF 237.1-5-54 (IN DIST 305)