

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 13 4 41 PM 1965

OLLIE F. WORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That

Star Enterprises, Inc.,

in the State aforesaid, in consideration of the sum of
Sixty Thousand (\$60,000.00)-----Dollars
to it in hand paid at and before the sealing of these presents, by Shell Oil Company
in the State aforesaid, (the receipt whereof is hereby acknowledged)
has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said
Shell Oil Company the following-described property, to-wit:

ALL that certain piece, parcel or lot of land at the northwest corner of the intersection of Cleveland Street with South Carolina Highway 291 (Pleasantburg Drive), in the County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Shell Oil Company by Jones Engineering Service, dated January, 1964, recorded in the office of the R.M.C. for Greenville County in Plat Book _____, Page _____, and having according to said plat the following metes and bounds:

Commencing at a point marking the northwest corner of the intersection of Cleveland Street with S. C. Highway 291 and running thence S. 78° 06' W. along the north side of Cleveland Street One Hundred Fifty (150') feet to a point; thence turning and running N. 06° 50' W. along other property of grantor, Two Hundred (200') feet to a point; thence turning and running N. 78° 06' E. along other property of grantor One Hundred Fifty (150') feet to a point on the west side of S. C. Highway 291; thence turning and running S. 06° 50' E. along the west side of S. C. Highway 291 Two Hundred (200') feet to the point of commencement.

Together with all easements, rights and appurtenances thereto, all buildings, improvements and personal property now located thereon and all of grantor's right, title and interest in all public ways, waters and waterways on or adjoining the same (all herein collectively called "the premises").

Being a portion of the property conveyed to grantor by C. Heyward Morgan, et al by deed dated August 1, 1960, recorded on August 8, 1960 in the office of the R.M.C. for Greenville County in Deed Book 656, page 265.

So long as the grantee or its successors and assigns operates an automobile service station upon the described premises, the grantor agrees that no structure shall be erected or placed on the remaining property belonging to it to the north of the premises herein conveyed within 50 feet of the line of said property along S. C. Highway 291 for a distance of 200 feet. This covenant shall run with the land and shall bind the grantor and its successors and assigns and shall enure to the benefit of the grantee and its successors and assigns.

This covenant is not intended to and does not include any pylon or pylons erected by the grantor for the advertisement or promotion of its business located on its remaining property.

(Continued on next page)

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