

APR 24 12 43 PM 1963

CARTER & HILL

S.S. #80269
Greenville County, S.C.

Book 29 Page 50

GRANTOR: SPECIAL WARRANTY DEED

BOOK 842 PAGE 537

County Stamps Paid \$16.50
See Act No. 280 Section 1

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of Ten & 00/100 Dollars (\$ 10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

JOHN S. TAYLOR, JR. of Greenville, South Carolina Party of the Second Part, the following described real property and premises, situate in the County of

Greenville, State of South Carolina, to wit:

From the intersection of the easterly right of way of Pleasantburg Drive (South Carolina Highway No. 291) and northerly right of way line extended of a 50 foot wide proposed street (1185+ feet south of Edwards Road); thence North 83 degrees, 35 minutes East, 166.67 feet along and with northerly right of way of proposed street to the point of beginning; thence North 5 degrees 19 minutes West along the land of Reproco, 200.0 feet to a point in the boundary between land of Vandiver and Sullivan and Reproco; thence North 83 degrees 35 minutes East, with the land of Vandiver and Sullivan, 250.0 feet to a point in the boundary of Vandiver and Sullivan and McCarter Estate; thence South 5 degrees 19 minutes East, with the land of McCarter Estate, 200.0 feet to a point in the northerly right of way of 50-foot proposed street; thence South 83 degrees 35 minutes West, along and with the northerly right of way of said 50-foot proposed street, 250.0 feet to the point of beginning.



Being a portion of the property conveyed to Phillips Petroleum Company by deed from T. A. McCarter, Trustee, dated October 17, 1963, recorded October 17, 1963, Book 734, page 78, R. M. C. Office for Greenville County, South Carolina.

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises the use of the same is hereby restricted for a period of ten (10) years to uses other than for the purpose of storing, selling or otherwise dispensing of automotive fuels, oils and other products ordinarily sold at an automotive service station, and grantee hereby agrees to conform to this restriction and in the event of violation of the same by grantee or his successors in interest, title shall revert to the grantor herein.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Part y of the Second Part, his, heirs and assigns, forever.

SIGNED AND DELIVERED this 15 day of MARCH, 1963.

ATTEST:

PHILLIPS PETROLEUM COMPANY

Joe W. Zeman
Assistant Secretary

By Wm. H. Hill
Vice President

WITNESSES:
W. H. Hill
R. S. Houston

-271- 276-3-15.3