

PREPARED OUT OF STATE

Vol 1167-588

STATE OF South Carolina
COUNTY OF Greenville

WARRANTY DEED

41 572

RECORDED
APR 15 1982
S.C.
SHELLEY

This Warranty Deed made this 30th day of April, 1982, by Exxon Corporation, a corporation created and existing under and by virtue of the laws of the State of New Jersey, and duly authorized to transact business in the State of South Carolina, successor by merger to Humble Oil & Refining Company, which Company was successor by merger to Esso Standard Oil Company, which latter company was successor in interest to Standard Oil Company of New Jersey, with an office and place of business at 1211 Union Avenue, Memphis, Shelby County, Tennessee, hereinafter referred to as "Grantor"; and Tropigas USA, Inc., a Delaware corporation, with an office and place of business at 1701 Ponce De Leon Boulevard, Coral Gables, Dade County, Florida, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor, in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration to it paid, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto Grantee, its successors and assigns, all that real property described as follows:

SEE EXHIBIT A ANNEXED HERETO AND HEREBY INCORPORATED BY REFERENCE.

To have and to hold the above-described property, together with the tenements, hereditaments, and appurtenances thereunto belonging unto Grantee, its successors and assigns forever.

And Grantor hereby covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; and that Grantor will forever warrant and defend all of the property so granted to Grantee, its successors and assigns, against every person lawfully claiming the same or any part thereof.

This deed is hereby made expressly subject to (a) all municipal, city, county and state zoning laws and other ordinances and regulations applicable to and enforceable against the premises to be so conveyed, provided that the same are not violated by the existing structures and improvements or the current uses of the real property and provided, further, that, in the event that such structures or improvements shall be damaged or destroyed by casualty, such laws, ordinances and regulations will not be violated by the restoration or reconstruction thereof substantially to the state in which they existed prior to such casualty, (b) any state of facts that a current survey of the premises would disclose, provided that nothing shown thereon or thereby would render title to any of the aforesaid real property unmarketable, interfere with the continued use of such property in the manner in which it is currently used or result in any cost to Grantee of such continued use and (c) covenants, easements and restrictions of record as of the date hereof, provided that they are not violated by the existing structures and improvements or the current uses thereof and provided, further, that, in the event that such structures or improvements shall be damaged or destroyed by casualty, such covenants, easements and restrictions will not be violated by the restoration or reconstruction thereof substantially to the state in which they existed prior to such casualty.

Grantee affirms by acceptance of this deed that it has inspected the premises and the improvements and has full knowledge of the condition, repair and location of same

26 (500)
OUT OF = 4-1-29-1

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GREENVILLE COUNTY DOCUMENTARY TAX
134.20

4328 RV-2