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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That The Pure Oil Company, an Ohio corporation, herein called "Grantor", with principal office in Palatine, Illinois, in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by Webster Oil Company, a South Carolina corporation with principal office in Greenville, South Carolina, herein called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, that certain tract of land situated in Greenville County, South Carolina, to-wit:

All that certain piece, parcel, or lot of land together with all buildings and improvements located thereon, being, lying, and situate on the northeast side of Augusta Street in the City of Greenville, County and State aforesaid, and being more particularly described in accordance with a plat more particularly described in accordance with a plat entitled Property of Webster Oil Co. Inc., made by J. Mac Richardson, R. L. S., dated 2h January 1961, as follows:

Beginning at an iron pin on the northeast side of Augusta Street at the corner of Wyatt Aiken property; running thence with the line of the Aiken property N. 44° 20° E. 150.8 feet to an iron pin on the southwest side of Cherry Avenue; thence with the line of Cherry Avenue S. 46° 20° E. 14.4 feet to an iron pin at the corner of the Roy Babb property; thence with the Babb line S. 46° 38° W. 52.2 feet to an old iron pin; thence with the Babb property still S. 50° 13° E. 100.3 feet to an old iron pin on the line of Davis property; thence with the line of the Davis property S. 31° 56° W. 109.2 feet to an old iron pin on the northeast side of Augusta Street; thence with the northeast side of Augusta Street; thence with the northeast side of Augusta Street N. 45° 40° W. 134.9 feet to the point of beginning.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of way and easements, if any, affecting said land.

This is the identical property conveyed to The Pure Oil Company by deed recorded in the R. M. C. Office for Greenville County in Deed Book 232 at page 93, and in Deed Book 423 at page 431;

together with all and singular the rights, members, hereditaments and appurtenances to the said premises in anywise incident or appertaining.

TO HAVE AND TO HOLD said lands unto Grantee, its successors and assigns forever, and Grantor hereby binds itself, its successors and assigns, to warrant and forever defend said lands unto the said Grantee, its successors and assigns, against Grantor, and every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

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