

of Dorr Drive (Parkins Avenue); thence N. 49° 00' W. along the northeast right-of-way line of Mauldin Road a distance of 214.0' to a point on the dividing line between Lots 3 and 4, Parkins Mill Subdivision, marked by an old iron bolt; which point is the point of BEGINNING, thence N. 49° 00' W. along the northeast right-of-way line of Mauldin Road a distance of 30.00' to a point marked by an iron pin; thence, thru an interior angle of 89° 55' 40", N. 41° 04' 20" E. a distance of 187.17' to a point marked by an iron pin; thence, thru an interior angle of 90° 04' 20", S. 49° 00' E. a distance of 30.00' to a point on the dividing line between Lots 3 and 4, Parkins Mill Subdivision, marked by an iron pin; thence, thru an interior angle of 89° 55' 40", S. 41° 04' 20" W. along said dividing line a distance of 187.17' to the point of BEGINNING.

There is reserved unto the Grantor a right or easement of ingress and egress to the property last described above, same being a thirty (30) foot strip cut from the southeast portion of Lot 3, and the Grantor shall have the right and easement to fill the northeast portion of Lot 2 and pave the same with appropriate slopes of backfill and use that portion necessary for a drive and to construct a concrete flume for the purpose of discharging water, which water may be discharged in concentrated form upon the property of the Grantee.

There is also reserved unto the Grantor the right to construct a septic tank field with a portion of the same extending onto the premises above described. In addition to the specific rights and easements set forth above, the Grantor shall have the right to enter upon the premises herein conveyed for any use in connection with the operation of a service station which shall be reasonable and as near as possible in conformity with the use being made or anticipated to be made of the premises by the Grantee.

The Grantee shall have a right to use a portion of the premises on which backfill or slope is located provided he shall construct a retaining wall of sufficient strength to continue the lateral support for the service station and drive areas and further provided that the plans for construction of said wall shall be approved in writing by the Grantor prior to the commencement of construction and further provided that the cost of said retaining wall shall be borne by the Grantee. Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's heirs or successors and assigns, forever. And the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor.

IN WITNESS whereof the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 11th day of August, 1971.

Signed, sealed and delivered in the presence of:
[Signature]
[Signature]
Mannah A. Burk

MOBIL OIL CORPORATION
A corporation
By [Signature]
Attest: [Signature] D. FROST
Assistant Secretary

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared the undersigned witness and made oath that (s)he saw the within named Grantor, MOBIL OIL CORPORATION, by its duly authorized officers, sign, seal and as the Grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

[Signature] (L.S.)
Witness

SWORN to before me this 11th day of August, 1971.

[Signature]
Notary Public
My Commission Expires: 3/29/72

Deed Recorded September 29, 1971 at 2:02 P.M.
49301

NOTARY PUBLIC STATE OF NEW YORK
MATT MCCREY
Notary Public
111 W. 4th St.
New York, N.Y. 10013