South Carolina #92
VGL 1222 PESE 516

together with all buildings, structures, and permanent improvements thereon and together with all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in any way wise incident or appertaining (all the foregoing hereinafter referred to as "the Premises").

To have and to hold all and singular the Premises unto Grantee, its successors and assigns forever.

This conveyance is made subject to applicable land use laws, ordinances, regulations and restrictions, to the lien of real estate taxes and special assessments not yet due and payable (which Grantee assumes and agrees to pay) and to the following matter: UCC Financing Statement between Thornton Oil Corporation as Debtor and E.F. Hutton Credit Corporation as Secured Party, filed January 23, 1984 as Filing No. 84-00388, R.M.C. Office for Greenville County, South Carolina.

Grantor for itself, its successors and assigns, covenants with Grantee that, subject to the exceptions set forth in the preceding paragraph, it will warrant and defend the title to the Premises hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but no other.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal to be affixed hereto as of the of September, 1984.

Witnesses:

0111 061

THORNTON OIL CORPORATION, a Delaware corporation

y <u>faw // ere</u> Paul J. Perconti

President

[Corporate Seal of Thornton Oil Corporation]

11

ATTEST:

H. Alexander Campbell

Assistant Secretary

Assistant Secretary

(CONTINUED ON NEXT PAGE)