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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 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

Servicetown, Inc. of Durham, North Carolina

Party of the Second Part, the following described real property and premises, situate in the County of

Greenville, State of So. Carolina, to wit:

ALL that piece, parcel or lot of land situate, lying and being on the Northwestern side of Interstate Highway No. 85 and on the Southwestern side of Woodruff Road, Greenville County, South Carolina to wit:

BEGINNING at a concrete monument on the Northwestern side of Interstate Highway 85 at its intersection with Woodruff Road and running thence with the right-of-way of said highway S. 55° 07' W. 456.4 feet to an iron pin; running thence S. 55° 19' W. 13.4 feet; thence S. 64° 46' W. 326.6 feet to an iron pin; thence S. 42° 51' E. 54.05 feet to an iron pin; thence S. 55° 19' W. 14.3 feet to an iron pin; thence N. 51° 44' W. 298.8 feet to an intersection with an 8" sewer pipe. Said intersection to be known as the "Northeasterly Sewer Pipe Crossing"; thence N. 51° 44' W. 396.4 feet to an iron pin; thence S. 53° 12' W. 414.0 feet to an iron pin; thence S. 28° 15' E. 152.5 feet to an intersection with the above mentioned 8" sewer pipe. Said intersection to be known as the "Southwesterly Sewer Pipe Crossing"; thence S. 28° 15' E. 154.1 feet to an iron pin; thence S. 68° 18' W. 385.9 feet to an iron pin; thence N. 44° 47' W. 231.9 feet to an iron pin; thence N. 53° 12' E. to an iron pin on the Southerly or Southwesterly side of a county road; running thence with right-of-way of said county road N. 64° 11' E. 142.3 feet to an iron pin; thence N. 41° 31' E. 256.5 feet to an iron pin at the edge of Woodruff Road at its intersection with said county road and running thence with the line of Woodruff Road the following courses and distances to wit: S. 51° 44' E. 529.6 feet; S. 38° 16' W. 12.5 feet; S. 51° 44' E. 243.17 feet to the point of BEGINNING. Said tract as herein described contains 16.02 acres more or less.

Together with an easement for a sanitary sewer extending 10 feet on either side of a line beginning at the "Northeasterly Sewer Pipe Crossing"; thence S. 74° 17' W. 142.5 feet to the center of a manhole; thence S. 78° 05' W. 257.9 feet to the center of a manhole; thence S. 75° 52' W. 186.0 feet to the "Southwesterly Sewer Pipe Crossing". Said easement for the purpose of maintaining a sewer therein. Said easement being subject to the right herein and hereby reserved unto Grantor, its successors and assigns, to tie into and use said sanitary sewer jointly with Servicetown, Inc., its successors and assigns, in connection with the use of the property of Grantor adjacent to and Southwesterly of the above described property hereby conveyed to Servicetown, Inc.

Subject however, to a fifty-foot access road easement across the above described property hereby reserved unto Grantor, its successors and assigns, for access to property located adjacent to and Southwesterly of the above described tract, described as follows: Beginning at the intersection of the Southerly Right-of-Way of South Carolina Hwy. #146 (Woodruff Road) and the center line of above 50-foot easement, said points being S. 51° 44' E. and 461.0 feet from the most Northerly corner of the above described property; thence S. 38° 16' W. along the center line of said 50-foot road easement, boundary of said road easement is 25 feet each side of said center line, for a distance of 449.31 feet to a point; thence S. 55° 19' W. along the center line of said 50-foot road easement for a distance of 342.4 feet to a point on the most easterly Southwesterly line of the above described property; said point being N. 51° 44' W. 179.47 feet from the most Southerly corner of the above described property and from the Westerly Right-of-Way of Interstate No. 85.

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