

County Stamps Paid \$ 20.90
See Act No.380 Section 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, That JAMES RIVER REALTY CORPORATION, a corporation chartered under the laws of the State of Maryland and having its principal place of business at One North Charles, Baltimore, Maryland, 21201, for and in consideration of the sum of EIGHTEEN THOUSAND FIVEHUNDRED AND 32/100 DOLLARS (\$18,500.32) to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto CROWN CENTRAL PETROLEUM CORPORATION, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate in Greenville Township, with the buildings and improvements thereon, lying and being on the Southwest side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 16 and the greater portion of Lot No. 15 of Block A, on plat of lands of Mountain View Land Co., recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book A, at pages 396 and 397, and having according to said plat the following metes and bounds to wit:

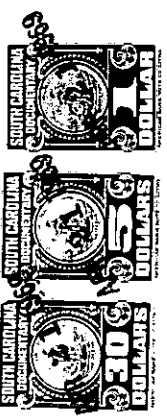
BEGINNING at an iron pin at the Southeast corner of Buncombe Road and Gridley Street, and running thence along the Southwest side of Buncombe Road, S. 57-30 E., 121 feet to an iron pin in the front line of Lot No. 15 at corner of property now or formerly owned by E. D. Roy; thence with the said Roy line, S. 35-45 W., 154.2 feet to an iron pin on the Northeast side of a 10-foot alley; thence with the Northeast side of the said alley, N. 55-30 W., 25.5 feet to an iron pin at the intersection of said alley and Gridley Street; thence with the Eastern side of Gridley Street, N. 2-00 E., 91.6 feet to a point; thence continuing along said Gridley Street, N. 3-58 E., 84.4 feet to an iron pin in the Southeastern corner of Buncombe Road and Gridley Street, the point of beginning.

BEING the same property conveyed to James River Realty Corporation by Bruce Oil Co., Inc., by deed dated March 11, 1959, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Volume 619, at page 7.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinabove named, and its successors and assigns forever.

(Continued on next page)



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