

SPECIAL WARRANTY DEED

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS That UNION OIL COMPANY OF CALIFORNIA, a California corporation, with principal offices at 200 East Golf Road, Palatine, Illinois, herein called "Grantor", in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by KEY REALTY of Richland County, 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, the following described tract of land situated in Greenville County, South Carolina, to-wit:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Northern side of the right-of-way of East Lee Road and at the Northwestern corner of the intersection of East Lee Road and Edwards Street, and having, according to a plat entitled "Survey for Pure Oil Company" by Piedmont Engineers & Architects dated April 30, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin located at the Northwestern intersection of the rights-of-way of East Lee Road and Edwards Street and running thence with the Northern side of the right-of-way of East Lee Road North 70° 02' West, 113.6 feet to an iron pin; thence still with the right-of-way of East Lee Road North 72° 54' West, 44.4 feet to an iron pin; thence North 1° 27' East, 120 feet to an iron pin; thence North 89° 09' East, 150.5 feet to an iron pin on the Western side of right-of-way of Edwards Street; thence with the Western side of right-of-way of Edwards Street South 1° 27' West, 174 feet to the point of BEGINNING.

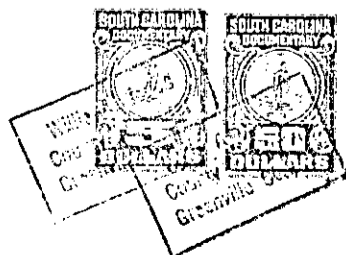
- 276-T341-1-2.1

Being the identical property conveyed to Union Oil Company of California by deed from C. S. Willingham and Richard L. Crain, dated August 21, 1969, recorded August 21, 1969, in Deed Book 874, Page 261, RMC Office for Greenville County, South Carolina.

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

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

(Continued on next page)



Greenville County
Stamps
Paid \$ 30.25
Act No. 330 Sec. 1