

DEC 1 4 28 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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LIMITED WARRANTY DEED

For True Consideration See Affidavit
Book 39 Page 1349

THIS IS A DEED dated *October 14, 1976*, by SHELL OIL COMPANY, a Delaware corporation with offices at 447 Sharon Amity Road in Charlotte, North Carolina, (herein called "Grantor") to L. S. SPINKS, an Individual of 430 Leyswood Street, Greenville, South Carolina (herein called "Grantee", whether one or more):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated in the City of Greenville, County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate, lying and being at the southwest corner at the intersection of East Washington Street and Laurens Road in the City of Greenville, County of Greenville, State of South Carolina, having the following metes and bounds, to wit:

BEGINNING at the point of intersection of the southern right-of-way of Laurens Road and the northwestern right-of-way of East Washington Street and running thence with the said right-of-way of East Washington Street in a southwesterly direction a distance of 207.2 feet, more or less, to an iron pin; thence N 63° 03' W 30.4 feet, more or less, to an iron pin; thence N 22° 13' E 158.3 feet, more or less, to an iron pin in or near the southern right-of-way of Laurens Road; thence with said Laurens Road right-of-way in a southeasterly direction 153.1 feet to the Point of Beginning,

EXCEPTING THEREFROM any part taken by the City of Greenville for street purposes and a small portion of land taken by the South Carolina State Highway Department described in Deed from Grantor dated February 5, 1968, - 500 - 48 - 8 - 11, 12

BEING the same property conveyed to Shell Oil Company by Deed of Joseph M. Divver dated December 12, 1946, recorded in Deed Book 303, Page 445, and by Deed of Robert L. Waldrop and Bernice B. Waldrop dated May 11, 1950, recorded May 11, 1950, in Deed Book 409, Page 131,

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1976 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

[Signature]
[Signature]

SHELL OIL COMPANY

By *[Signature]*
C. VENARDE, MANAGER
LAND INVESTMENTS DEPARTMENT
CORPORATE REAL ESTATE

Attest *[Signature]*
P. J. MOREL Assistant Secretary

002133

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX DOCUMENTARY STAMP TAX LEGI-76 F8-11218	87.00	SOUTH CAROLINA COUNTY DOCUMENTARY TAX ★ DEC-1976 1981	47.85
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