

Thence N 59° 20' E along said southeasterly right of way line, a distance of 40.2 feet to a railroad spike;

Thence S 42° 42' E a distance of 142.2 feet to a point at the corner of a gate;

Thence N 57° 20' W, a distance of 155.6 feet to the Point of Beginning of the herein described easement, containing 2,794 square feet, more or less;

AND

(2) Beginning at an iron pin located at the most easterly corner of said 0.68 acre tract;

Thence S 59° 30' W along the property line of Lockwood Heights subdivision, a distance of 67.2 feet to an iron pin;

Thence N 48° 29' W, a distance of 54.0 feet to a fence corner;

Thence N 59° 30' E, a distance of 67.8 feet to an iron pin in the southwesterly right of way line of White Horse Road;

Thence S 47° 44' E, along said right of way line, a distance of 54.0 feet to the Point of Beginning of the herein described easement, containing 3,483 square feet, more or less.

BY THESE PRESENTS, Grantor also conveys unto Grantee a non-exclusive maintenance easement on, over and across a strip of land five feet in width along the southeast side of the building referred to hereinabove and a strip of land nine feet in width along the southwest side of said building.

BY THESE PRESENTS, mutual easements are also conveyed unto Grantee and reserved unto Grantor for the continued existence and use of water lines and septic tanks, lines and fields which are in place as of the date of this conveyance upon the tract hereby conveyed and upon Grantor's adjoining property.

Grantor warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 17th day of May, 1979.

WITNESSES:

[Signature]
[Signature]

REPROCO, INC.

By [Signature]
Vice President

ATTEST:

[Signature]
Assistant Secretary

This instrument prepared by:
Ralph W. Shelburne
Phillips Petroleum Company
P. O. Box 4833
Atlanta, GA 30302

This being a portion of the property conveyed to the Grantor herein by deed of Phillips Petroleum Company recorded February 15, 1967 in the RMC Office for Greenville County in Deed Volume 814, Page 15.

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