

GRANTOR
GLOBE OIL COMPANY

SPECIAL WARRANTY DEED

W1189-706

STATE OF SOUTH CAROLINA §
COUNTY OF GREENVILLE § KNOW ALL MEN BY THESE PRESENTS: THAT
§

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00) cash in hand, paid by GLOBE OIL COMPANY, U.S.A., a Georgia corporation, 1380 W. Paces Ferry Road, N.W., Suite 200, Atlanta, Georgia 30327, hereinafter called "Grantee," the receipt of which is hereby acknowledged, and the sum of Forty-six Thousand Five Hundred and No/100 Dollars (\$46,500.00) to be paid by Grantee in accordance with one certain Promissory Note for that amount of even date with the effective date hereof, payable to the order of Grantor as therein specified on or before five (5) years from the effective date hereof, bearing interest at the rate of Eleven and one-half Percent (11 1/2%) per annum, and being secured by a Mortgage of even date with the effective date hereof, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all those certain tracts or parcels of land situated in the County of Greenville, State of South Carolina, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described premises.

Ad valorem taxes and special assessments, if any, against the property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

14(235) 229-4-12

TO HAVE AND TO HOLD the above-described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties,

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
124.00

GREENVILLE COUNTY
104000
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUN-6'83
P.B. 1981
68.20

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4328-172