

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 19th day of August 1983, between Red Diamond Oil Company, a South Carolina Corporation, Grantor, and Jet Service, P. O. Box 443, Pickens, South Carolina, Grantee;

W I T N E S S E T H

That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to them in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the Grantee, the following described real estate, situate in or near the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being in or near the City of Greenville, and being more particularly described as Lot 33, Section D, as shown on a plat entitled "A subdivision of Woodside Mills, Greenville, South Carolina" made January 14, 1950, by Pickell & Pickell, Engineers, Greenville, South Carolina and recorded in the R.M.C. office for Greenville County, South Carolina, in Plat Book W, at Pages 111-117 inclusive. According to said Plat the within described lot is also known as No. 1 Tenth Street and fronts thereon 74.5'; and being the same identical land conveyed to Carl Coal and Oil Company by deed of Harold Holder, Sr., Harold Holder, Jr., and Fred C. Holder, by deed dated July 30, 1965, and recorded August 2, 1965, in Book of Deeds 779, at Page 81, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina. The name of Carl Coal and Oil Company was changed to Red Diamonds Oil, Inc., on August 2, 1965. together with all rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging;

Subject to all restrictions and easements of record; unrecorded easements, if any; party wall rights or agreements, if any; real estate taxes for the year 1983 and subsequent years; special taxes or assessments for improvements not yet completed; road and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

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 THERWITH AND ACCEPTS THE SAME "AS IS".

14(235) 126-6-9

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.
Signed, sealed and delivered in the presence of:

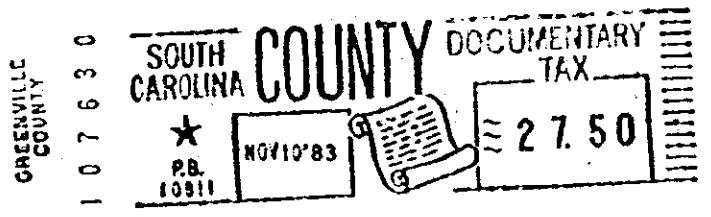
ATTEST: Lavonia Whelan
Elpida B. Nunn

RED DIAMOND OIL, INC.

H. G. Sweller
Secretary

G. R. Walker
G. R. Walker, President

ECTO -----3 NO10 83 036



(CONTINUED ON NEXT PAGE)