

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being at the intersection of Poinsett Street, formerly Hill Street, and Victoria Street in the City of Greenville, more particularly described as follows:

BEGINNING at an iron pipe at the northwest corner of Victoria Street and Poinsett Street formerly Hill Street, and running thence south 13 degrees 46 minutes west along the pavement line 13 feet to an iron pipe; on the north side of Victoria Street; thence south 78 degrees 15 minutes west along Victoria Street 67.9 feet to a point in a brick wall of a one-story brick building west; thence north 12 degrees 20 minutes west along said wall 81.5 feet to point on Poinsett Street thence south 58 degrees 32 minutes east 101.9 feet to point of beginning.

Being the identical premises heretofore conveyed by J. A. Robison, Jr. to Standard Oil Company, a New Jersey Corporation whose properties in South Carolina were acquired by Standard Oil Company of New Jersey later known as Esso Standard Oil Company which by merger is now Humble Oil & Refining Company, by deed dated April 6, 1926, recorded on the same date in the R.M.C. Office for Greenville County in Deed Book 108 at page 171 and premises conveyed by B. F. Few to Standard Oil Company of New Jersey now by merger Humble Oil & Refining Company by deed dated September 28, 1929, recorded on November 7, 1929, in Deed Book 152 at page 66 in the R.M.C. Office for Greenville County.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Humble Oil & Refining Company, its Successors and Assigns forever.

AND I do hereby bind myself and my Heirs, Executors, Administrators, to warrant and forever defend all and singular the said premises unto the said Humble Oil & Refining Company, its Successors and Assigns, from and against me and against my Heirs, Executors, Administrators and Assigns, against every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I, the said Lee J. Holtzclaw, Jr., do and shall well and truly pay,