

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

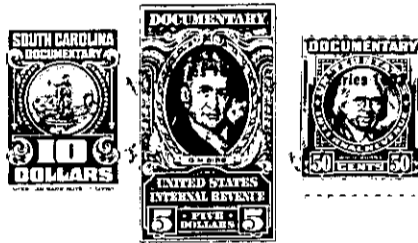
That I, JAMES M. BRUCE - - - - - in the State aforesaid, in consideration of the sum of FIVE THOUSAND AND NO/100 (\$5,000.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

BRUCE OIL COMPANY, INC., its successors and assigns:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being described on a Plat of Druid Hills as business property; said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book P, page 113, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of West Fairview Avenue and Rutherford Road and running thence N. 51-31 E. 23 feet to an iron pin; thence S. 43-11 E. 191.5 feet to an iron pin; thence S. 71-21 W. 127 feet to an iron pin on the East side of West Fairview Avenue; thence with the East side of West Fairview Avenue N. 18-39 E. 113 feet to an iron pin; thence continuing with the East side of West Fairview Avenue N. 8-31 E. 60.9 feet to beginning corner.



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 before mentioned unto the grantee(s) hereinabove named, and its successors and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 17th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Anne M. White
Edward Ryan Hamer

James M. Bruce (Seal)
(Signatures and seals of witnesses)

State of South Carolina,

Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) James M. Bruce sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 17th day of October A. D. 19 53
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Anne M. White

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie J. Bruce wife of the within named James M. Bruce did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto, Bruce Oil Company, Inc., its successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of October A. D. 19 53
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Mamie J. Bruce

Cancelled, documentary stamps attached: S. C. \$ U. S. \$
Recorded this 6th day of February 19 54 at 11:30 A. M., No. #2828

176-3-88