

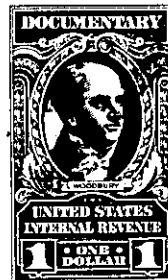


FILED
GREENVILLE CO. S. C.

BOOK 535 PAGE 113

MAR 31 4 40 PM 1958

OLLIE P. NORTH
R.M.C.



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS:

That Gulf Oil Corporation, in the State aforesaid, in consideration of the exchange of property to it this day by the Grantees, the value of which is TEN THOUSAND DOLLARS (\$10,000.00), (the receipt of which is hereby acknowledged) and the agreements and covenants of the Grantees as herein contained, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Ted E. Eckford and Bertie C. Eckford, the Grantees, their heirs and assigns forever:

All that piece, parcel or lot of land, on the Southwest side of Buncombe Street in the City of Greenville known and designated as Lot No. 3 on a Plat entitled "Property of Gulf Oil Corporation," made by Dalton & Neves, dated December 1957, and having according to said Plat, the following metes and bounds, to wit:

Beginning at an iron pin on the Southwest side of Buncombe Street, which pin is 120.2 feet Southeast of the intersection of Buncombe Street and Butler Avenue, and running thence with the Southwest side of Buncombe Street S. 33-37E. 25 feet to an iron pin; thence S. 54-46 W. 29.3 feet to an iron pin; thence S. 30-46 W. 64 feet to an iron pin; thence N. 62-52 W. 37.2 feet to an iron pin; thence N. 3-00 E. 8 feet to an iron pin at the joint corner of Lots Nos. 1 and 3; thence N. 3-00 E. 16.98 feet to an iron pin at the joint corner of Lots Nos. 1, 2 and 3; thence N. 55-46 E. 90.24 feet to an iron pin on the Southwest side of Buncombe Street, the point of beginning; being a portion of that property conveyed to Gulf Oil Corporation by the deed of Reta Lovitt.

Grantees to pay 1958 taxes.

It is agreed and understood between the Grantor and the Grantees that there is excluded from the warranty of this deed a small portion of the foregoing premises upon which a part of a house encroaches upon this property, such portion being described as follows:

Beginning at a point on the Northern side of said house, which point is S. 3-00 W. 1 foot from an iron pin at the joint rear corner of Lots 1 and 3, and running thence S. 3-00 W. 7 feet; thence S. 62-52 E. 13.7 feet; thence with the exterior of said house in the following directions and distances, in a Northwesterly direction 5.2 feet to an angle, thence in a Westerly direction 8.3 feet to an angle, thence in a Northerly direction 4.3 feet to an angle, thence in a Westerly direction 4.3 feet, the last direction and distance ending at the point of beginning.

DESCRIPTION
APPROVED

By Eng. GG
By Real Est. MM

As a part of the consideration for this conveyance, the Grantees, Ted E. Eckford and Bertie C. Eckford, do hereby agree, covenant and warrant that they, the Grantees, will demolish and remove the buildings and improvements now located on Lots Nos. 1, 2 and 3, as shown on the above referred to Plat, in accordance with the terms, conditions and provisions

(Continued on next page)