

GENERAL WARRANTY DEED

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS That THE PURE OIL COMPANY, an Ohio corporation, herein called "Grantor", with principal office in Palatine, Illinois, in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by STATION DEVELOPMENT CORPORATION, of Palatine, Cook County, Illinois, herein called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, that certain tract of land situated in Greenville County, South Carolina, to-wit:

ALL that certain piece, parcel or lot of land situate, lying and being about four miles from the City of Greenville, County of Greenville, State of South Carolina, being at the northeastern intersection of Hunts Bridge Road sometimes called Franklin Road, being shown as property of The Pure Oil Company on Plat by Dalton & Neves, Engineers, dated June, 1961 and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY, page 9, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING On the eastern side of Hunts Bridge Road at a point 135 feet north of the intersection of Hunts Bridge Road and Sulphur Springs Road, and running thence S 8-00 E 135 feet along the eastern side of Hunts Bridge Road to the intersection of the said Hunts Bridge Road and Sulphur Springs Road; thence along Sulphur Springs Road, N 58-43 E 95 feet to a point; thence N 57-06 E 40 feet to an iron pin on the northern side of right of way of Sulphur Springs Road; thence N 8-00 W 135 feet to a point; thence S 58-13 W 135 feet to the point of BEGINNING.

Being the identical property conveyed to The Pure Oil Company, an Ohio Corporation by deed from A. Cecil Hodgins, dated August 4, 1961, recorded August 5, 1961, Book 679, page 287, R.M.C. Office for Greenville County, S. C.

Easement and right of way to Duke Power Company for purpose of constructing and maintaining power line and pole across the western portion of insured premises, as shown on plat prepared by Dalton & Neves, dated June, 1961.

together with all and singular the rights, members, hereditaments and appurtenances to the said premises in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises above mentioned unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend said lands unto Grantee, its successors and assigns, against all persons whomsoever lawfully claiming or to claim the same or any part thereof.

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(CONTINUED ON NEXT PAGE)