



BOOK 796 PAGE 223

For True Consideration See Affidavit
Book 28 Page 29

WARRANTY DEED

THIS IS A DEED, dated December 16, 1965, by SHELL OIL COMPANY, a Delaware corporation ("Grantor") with offices at 50 West 50th Street, New York, New York 10020, to STAFAC INC., a Delaware corporation ("Grantee") with offices 120 Broadway, New York, New York 10005.

GRANTOR, for Ten Dollars (\$10.00) and other valuable consideration received, hereby grants, bargains, sells and releases to Grantee and its successors and assigns, the following described premises at the intersection of Cleveland Street with South Carolina Highway 291 (Pleasantburg Drive) in Greenville, County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Shell Oil Company by Jones Engineering Services, dated January, 1964, recorded in the office of the R.M.C. for Greenville County and having according to said plat the following metes and bounds:

COMMENCING at a stone marking the northwest corner of the intersection of Cleveland Street with S.C. Highway 291 and running thence South 78 degrees 06 minutes West along the north side of Cleveland Street One Hundred Fifty (150) feet to a point; thence turning and running North 06 degrees 50 minutes West along property now or formerly of Star Enterprises, Inc., Two Hundred (200) feet to a point; thence turning and running North 78 degrees 06 minutes East along other property now or formerly of Star Enterprises, Inc., One Hundred Fifty (150) feet to a point on the West side of S.C. Highway 291; thence turning and running South 06 degrees 50 minutes East along the West side of S.C. Highway 291 Two Hundred (200) feet to the point of commencement:

TOGETHER with all of the rights under (but subject to compliance with the terms thereof) easement and agreement between Star Enterprises, Inc., and Shell Oil Company for installation and maintenance of sewer lines dated June 8, 1964, and recorded in Book 756, Page 156:

SUBJECT to (1) easement granted South Carolina Highway Department affecting a 50-foot triangle at the intersection of Cleveland Street and Route 291 prohibiting erection of obstructions to vision, and (2) possible easement for drainage ditch and underground storm drain as shown by plat of survey by Jones Engineering Service:

BEING THE SAME PREMISES conveyed to SHELL OIL COMPANY, a Delaware corporation, by STAR ENTERPRISES, INC., by deed dated January 12, 1965, recorded in Volume 765, Page 307 in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina:

together with all rights, privileges and appurtenances thereunto belonging, all buildings and improvements thereon (not including underground storage tanks), and all right, title and interest of Grantor (if any) in and to the alleys, streets and roads adjacent thereto;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns, forever.

GRANTOR hereby binds itself and its successors, to warrant and forever defend the said premises, unto Grantee and its successors and assigns, against itself and its successors and every person whomsoever lawfully claiming or to claim the same or any part thereof.

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(Continued on next page)

