

County Stamps Paid \$20.90
See Act No.380 Section 1

BOOK 851 PAGE 501

30 107

SPECIAL WARRANTY DEED

FILED
GREENVILLE CO. S.C.
SEP 9 2 43 PM 1963
CLERK OF COURT
GREENVILLE S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS That UNION OIL COMPANY OF CALIFORNIA, a California corporation, with principal offices at Union Oil Center, Los Angeles, California, herein called "Grantor", in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by JAMES R. TRAMMELL of Greenville County, South Carolina, 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, the following described tract of land situated in Greenville County, South Carolina, to-wit:



BEGINNING at an iron pin located where the Westerly right-of-way line of U. S. Highway #25 (Poinsett Highway) intersects with the Southerly right-of-way line of New Perry Road (Duncan Chapel Road); thence from said point of beginning running along the Southerly right-of-way line of New Perry Road, South 19° 58' West, 154.2 feet to an iron pin in the Southerly right-of-way line of New Perry Road; thence leaving said right-of-way and continuing South 47° 50' East, 134.7 feet to an iron pin; thence North 42° 23' East, 114.55 feet to an iron pin in the Westerly right-of-way line of U. S. Highway #25; thence running along the westerly right-of-way line of U. S. Highway #25, North 39° 31' West, 195.6 feet to the POINT OF BEGINNING.

Being a portion of the property conveyed to The Pure Oil Company, an Ohio corporation, by Deed from P. L. Bruce dated 8-4-61 and recorded in Book 679, Page 288 in the Records of Greenville County, South Carolina; The Pure Oil Company was merged into Union Oil Company of California, a California corporation, by Merger Agreement dated July 16, 1965, the Certificate of Merger being recorded on 10-4-65 in Book 783, Page 401, in the Records of Greenville County, South Carolina.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

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

TO HAVE AND TO HOLD all and singular the premises above described unto Grantee, his heirs and assigns, forever, and Grantor

208-436-305

(Continued on next page)