



Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, Attorneys at Law, Greenville, S. C.

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That I, Irene D. Ducker, hereafter referred to as Grantor, in consideration of the sum of \$50,000.00 (fifty thousand) DOLLARS, paid to Grantor by Crown Central Petroleum Corporation, a Maryland corporation, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, Crown Central Petroleum Corporation, a Maryland corporation, its successors and assigns:

ALL That certain lot, piece, or parcel of land situate in the County of Greenville, State of South Carolina, described as follows:

BEGINNING at a point on the north side of U. S. Highway No. 29 about one and one-half miles northeast of the City of Greenville, said point being at the intersection of Lee Road and U. S. Highway No. 29, and running thence along the line of U. S. Highway No. 29, S. 43-00 W. 288 feet to an iron pin in line of right-of-way of said highway; thence by a line crossing the property now or formerly of Paul Lewis Surratt, N. 47-00 W., 89.2 feet to an iron pin; thence N. 16-33 W., 69.15 feet to an iron pin in line of right-of-way of Lee Road; thence N. 73-27 E., 293.7 feet to the beginning corner, according to a survey and plat made by C. O. Riddle, Surveyor, dated January 4, 1954, and revised as of February 12, 1954.

This being the same property conveyed to grantor by deed of Paul Lewis Surratt and Bernice M. Surratt dated May 6, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 598 at Page 33. This also being the property leased to grantee by Paul Lewis Surratt and Bernice M. Surratt by Lease recorded in Deed Book 500 at Page 155 and assigned to grantor by agreement recorded in Deed Book 616 at Page 463.

Present owner has agreed to an early exercise of the purchase option contained in Paragraph VII of the Lease.

County Stamp Paid \$55.00
See Act No. 300 Section 1

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 10 day of September, 1968.

Irene D. Ducker (Seal)
Irene D. Ducker (Seal)

Signed, Sealed and Delivered in the Presence of
Thomas W. Patrick Jr. (Seal)
Carolyn N. Lindsey (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 10 day of Sept., 1968
Thomas W. Patrick Jr. (Seal) Notary Public for South Carolina
Carolyn N. Lindsey

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

WOMAN GRANTOR
RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor 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 Grantee and Grantee's Heirs/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 above described.

GIVEN under my hand and seal this _____ day of _____, 19____ (Seal)
Notary Public for South Carolina

My Commission expires January 1, 197____
Recorded this 11 day of September 1968, at 4:40 P. M., No. 6293