

Beginning at an iron pin on the west side of Augusta Road, said point being 93.9 feet north from the northwest corner of the center of the intersection of Patton Road and the West side of Augusta Road and running thence S. 88-09 W. 13.5 feet more or less to a point. Thence N. 1 degree 20 minutes W. along the new right-of-way line of Augusta Road 101.6 feet more or less to a point; thence N. 77 degrees 09 minutes E. a distance of 13.9 feet more or less to a point on the previous right-of-way line of Augusta Road; thence South 1 degree 20 minutes E., 105 feet to the point of beginning of the herein described tract, containing an area of 1,317 square feet.

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 said B. L. PEELE and wife, MATTIE E. PEELE, their Heirs, Executors and Assigns forever.

B. L. PEELE and wife, MATTIE E. PEELE, by accepting this Deed covenant for themselves, their Heirs, Executors and Assigns, that the real estate conveyed will not be used by them, their Heirs, Executors and Assigns, for the purpose of operating or conducting a gasoline and oil filling and service station or a bulk plant for the storage and distribution of petroleum products, or for advertising petroleum products at any time before the expiration of ten (10) years from the date hereof.

And the said BP OIL CORPORATION does hereby bind itself and its successors, to warrant and forever defend the said premises unto B. L. PEELE and wife, MATTIE PEELE, their Heirs, Executors and Assigns against the lawful claim of all persons claiming by, through or under BP OIL CORPORATION.