

recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 573, page 373.

As a part of the consideration for the execution and delivery of this deed by the Grantor, the Grantee covenants that the said premises shall not be used for the wholesale or retail sale of or storage of petroleum or petroleum products for a period of ten (10) years from this date, and this covenant shall run with the land.

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 above mentioned, unto the Grantee hereinabove named and her heirs and assigns, forever.

And the said Tremarco Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Edith E. Jones, her heirs and assigns, against itself and its successors, and against all persons whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to all valid restrictions of record, if any, and to all easements, licenses and encroachments presently existing and visible, whether of record or not.

This conveyance does not include service station equipment and trade fixtures presently installed on said premises and owned by Gulf Oil Corporation, including, but not limited to, signs, underground tanks, hydraulic lifts, floodlights and dispensing equipment, and the Grantee agrees that Gulf Oil Corporation will have the right to enter upon the said premises for the purpose of inspecting, repairing, replacing and removing all or any part of said equipment and trade fixtures.

IN WITNESS WHEREOF, Tremarco Corporation has caused these presents to be executed in its name by W. C. Bickel, Vice President,

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