

This conveyance is made subject to any facts which would be revealed by a complete and accurate survey of the premises and to all valid restrictions of record, if any, and to all easements, licenses and encroachments presently existing and visible, whether of record or not, and to taxes for the current year, which said taxes shall be prorated between the parties as of the date of delivery of this deed, and to: Easement to Duke Power Company for power lines, poles and telephone and telegraph purposes, recorded in Deed Book 334, Page 87, R.M.C. Office for Greenville County, South Carolina.

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.

Tremarco, for itself, its successors and assigns, warrants and will forever defend the right and title to the described tract unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, Tremarco has caused this deed to be signed, sealed and delivered on its behalf, by authority duly given, on the day and year first above stated.

Signed, sealed and delivered
in the presence of:

TREMARCO CORPORATION

L. D. Hen

By:

W. C. Bichel
Vice President

Barbara Muzi

Attest:

J. D. Wiggins
Assistant Secretary

(Continued on next page)