

SPECIAL WARRANTY DEED

39 1499

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROC, INC., a Delaware corporation, Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto HAROLD H. PARK, EUGENE WIGGINS, THOMAS P. JONES, EDWARD G. JONES and KENNETH GURLEY, jointly, a one fifth (1/5) undivided interest to each, Grantees, the following real property and premises, situate in the County of Greenville, State of South Carolina, to wit:

A 0.7927 acre tract of land in Greenville, County, South Carolina, located on the eastern side of Pleasantburg Drive (State Highway No. 291) and being a portion of a tract described in a deed dated October 17, 1963, from T. A. McCarter, Trustee to Phillips Petroleum Company recorded in Book 734, Page 78, R. M. C. office for Greenville County, South Carolina as surveyed by Carolina Engineering and Surveying Company and recorded in Plat Book EEE, Page 51, said 0.7927 acre tract being the same land conveyed by Phillips Petroleum Company to Reproco, Inc. by deed dated February 1, 1965 and being more particularly described as follows:

Beginning at an iron pin on the eastern side of State Highway No. 291 (Pleasantburg Drive) and the Southwest corner of the lands of Vandiver and Sullivan;

Thence N 83° - 35' E along the South line of the lands of Vandiver and Sullivan, 175.0 feet to the Northeast corner of said Reproco, Inc. tract, being the Northwest corner of tract conveyed by Phillips Petroleum Company to John S. Taylor, Jr. by Special Warranty Deed dated March 15, 1968, and recorded in Book 812, Page 537, Greenville County records, being the remainder of said tract conveyed by McCarter to Phillips after the 1965 sale to Reproco, Inc.;

Thence S 5° - 19' E along the East line of said Reproco Tract and the West line of said Taylor tract, 200.0 feet to a point on the North side of a proposed 50 foot wide street at the Southwest corner of said Taylor tract;

Thence S 83° - 35' W with the North line of said street 141.8 feet to an iron pin at the P.C. of a curve to the right;

Thence with said curve of the intersection of said proposed street and Pleasantburg Drive having a radius of 30.0 feet to a central angle of 89° - 44', an arc distance of 47.0 feet to an iron pin at the P.T., the chord of said curve bears N 51° - 32' W 42.5 feet.

Thence N 6° - 41' W with the East line of Pleasantburg Drive, 70.1 feet to an iron pin;

Thence N 5° - 45' W with said Drive, 100.0 feet to the point of beginning and containing 0.7927 acres more or less.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning, ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, AND SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED, GRANTEEES BY ACCEPTANCE HEREOF ACKNOWLEDGE THAT THEY HAVE MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

DOCUMENTARY
STATE

GREENVILLE COUNTY
SOUTH CAROLINA
COUNTY DEED
RECORDING TAX
144.65

4328 RV-2

0.25