

P.O. Box 18597

GREENVILLE CO. S. C.

Atlanta, Ga. 30326

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS:

Book 39 Page 1561

THAT REPROCO, 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 OMNI DEVELOPMENTS, INC.

of Atlanta, Georgia,
Grantee, the following real property and premises, situate in the County of Greenville, State of South Carolina, to wit:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 10, 11 and 12 as shown on Section N of Plat of O. P. Mills property, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book C, at page 176, and having, according to plat of property of Phillips Petroleum Company made May 29, 1965, by Piedmont Engineers and Architects, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southeastern intersection of Augusta Street and Grove Road at the edge of the right-of-way for a sidewalk; and running thence S. 48-08 E. 204.55 feet to an iron pin; thence S. 42-58 W. 173.4 feet to an iron pin on the edge of a five foot alley; thence along said alley, N. 48-06 W. 211.3 feet to an iron pin on the edge of the sidewalk along Grove Road; thence along the sidewalk along Grove Road, N. 45-27 E. 173.1 feet to an iron pin, the point of beginning. This being the identical property conveyed to Reproco, Inc., by Deed from U. N. Lancianese and Susan K. Lancianese, dated August 28, 1965, recorded October 29, 1965, in Deed Book 785, page 35, RMC Office for Greenville County, S. C.,

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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, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS 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".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 1th day of April, 1977.

REPROCO, INC.

WITNESS:

Wynne D. Wells
Barbara Topping

By Betty H. Dehner
Vice President

ATTEST:

By Leeta Lanerit
ASST. Secretary

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