

GREENVILLE CO. S.

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EMERSON S. TANNERS LIMITED WARRANTY DEED

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THIS IS A DEED dated April 9, 1979, by SHELL OIL COMPANY, a Delaware corporation with offices at 447 Sharon Amity Road in Charlotte, North Carolina, (herein called "Grantor") to AUCTION RECON CENTER, INC., a South Carolina corporation of 24 Montgomery Street, Greenville, South Carolina 29601 (herein called "Grantee"):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated in Greenville County, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being at the Northeastern corner of the intersection of Bramlett Road (Road 105) with White Horse Road (S. C. Highway 250) in the County of Greenville and State of South Carolina, and as shown on plat of survey of property of Walter S. Griffin by Dalton & Neves, Engineers, dated March 1964 and more fully described as follows: Commencing at the Northeast corner of the intersection of Bramlett Road with White Horse Road and running thence N 59°24' E along the Southeastern side of Bramlett Road One Hundred Seventy-five (175') feet to an iron pin; thence turning and running S 52°50' E along boundary line of other property of Walter S. Griffin One Hundred Fifty (150') feet to an iron pin; thence turning and running S 53°30' W along boundary line of other property of Walter S. Griffin One Hundred Fifty (150') feet to an iron pin on the Northeastern side of the boundary line of the old White Horse Road; thence turning and running N 57°15' W along the Northeastern boundary of the old White Horse Road One Hundred One and 3/10 (101.3') feet to an iron pin; thence continuing N 60°42' W along the boundary line of the old White Horse Road Seventy-three and 7/10 (73.7') feet to the point of commencement,

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Being the same property conveyed to Grantor by Stafac Inc., a Delaware corporation by deed dated March 19, 1979 and recorded in the Office of the Clerk of Greenville County Court in Deed Book 1100 Page 102 April 9, 1979

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1979 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

GRANTEE covenants, as part of the consideration of this conveyance that, during the period of ten (10) years after the date of this Deed, no gasoline filling or automobile service station shall be constructed, maintained or operated on the premises hereby conveyed, or any part hereof. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

SHELL OIL COMPANY

[Handwritten signatures of witnesses]

By *[Signature]*
H. M. LUDWIG, MEMBER FINANCE
Attest *[Signature]*
P. J. MORELL, ASSISTANT CLERK

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