

Suite 410, Four Gateway Center, Pittsburg, Pennsylvania 15222

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.

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AUG 1 1979

W. S. SLEY

KNOW ALL MEN BY THESE PRESENTS, that SOBANCO PROPERTIES, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Seventy Thousand and No/100--- (\$70,000.00)---Dollars.

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto PENNZOIL COMPANY, its successors and assigns, forever:

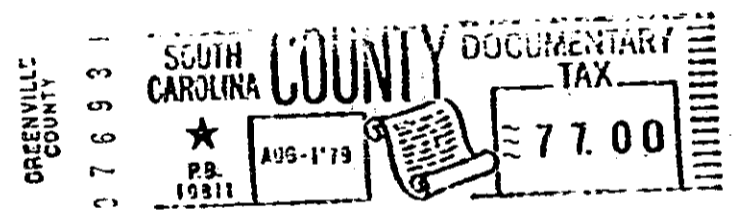
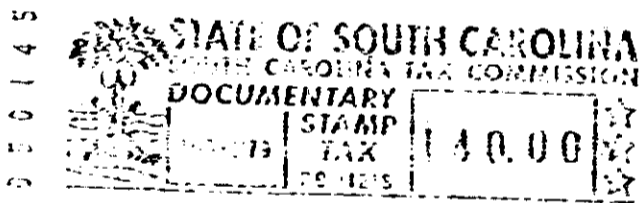
All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, Austin Township, in the City of Mauldin, consisting of 0.457 acres according to a plat prepared by Piedmont Engineers and Architects, dated February 26, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western right of way of U.S. Highway 276 adjoining property deeded by Dennon O. Jones, Lawrence E. McNair and Milford Kelly on February 28, 1975, to Fidelity Federal Savings & Loan Association and running thence with the right of way of U.S. Highway 276 S. 19-57 E., 100 feet to an iron pin; running thence S. 64-18 W., 200 feet to an iron pin; thence N. 19-57 W., 100 feet to an iron pin; thence N. 64-18 E., 200 feet to an iron pin on U.S. Highway 276, the point of beginning.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plats or on the premises.

This is the same property conveyed to the grantor by deed of Dennon O. Jones, Lawrence E. McNair and Milford D. Kelly recorded in the R.M.C. Office for Greenville County on March 3, 1975, in Deed Book 1015, Page 160.

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 31st day of July 1979 SOBANCO PROPERTIES, INC. (SEAL)  
SIGNED, sealed and delivered in the presence of

W. Gordon Sawitt  
W. David Young

A Corporation  
By: Sam E. Stewart  
President  
W. S. Sley  
Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of July 1979 W. Gordon Sawitt (SEAL)

Notary Public for South Carolina  
My commission expires: 9/24/83

RECORDED this August 1, 1979 at 11:39 A.M. M. No. 371

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