

Grantees Mailing Address: 1400 S. Church Street Greenville, SC 29605

41 237
SLEY
LIMITED WARRANTY DEED

THIS IS A DEED dated Aug. 24, 1981, by SHELL OIL COMPANY, a Delaware corporation with offices at 447 Sharon Amity Road in Charlotte, North Carolina, (herein called "Grantor") to J. PAT McCOY of 1400 South Church Street in Greenville, South Carolina (herein called "Grantee"):

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

Located at the intersection of Cleveland Street with South Carolina Highway 291 (Pleasantburg Drive) in Greenville, County of Greenville, State of South Carolina, and as shown on plat of survey prepared for Shell Oil Company by Jones Engineering Service, dated January, 1964, recorded in the Office of the R.M.C. for Greenville County and having according to said plat the following metes and bounds.:

BEGINNING at a stone marking the northwest corner of the intersection of Cleveland Street with S.C. Highway 291 and running thence South 78 degrees 06 minutes West along the north side of Cleveland Street One Hundred Fifty (150) feet to a point; thence turning and running North 06 degrees 50 minutes West along property now or formerly of Star Enterprises, Inc., Two Hundred (200) feet to a point; thence turning and running North 78 degrees 06 minutes East along other property now or formerly of Star Enterprises, Inc., One Hundred Fifty (150) feet to a point on the West side of S.C. Highway 291; thence turning and running South 06 degrees 50 minutes East along the West side of S.C. Highway 291 Two Hundred (200) feet to the point of beginning; being the same property conveyed to Grantor herein by deed of Stafac Inc. dated July 21, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1152, Page 905.

Together with all of the rights under (but subject to compliance with the terms thereof) easement and agreement between Star Enterprises, Inc., and Shell Oil Company for installation and maintenance of sewer lines dated June 8, 1964, and recorded in Book 756, Page 156;

15 (500) 269-1-11.11

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 heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1981 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.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

J. V. Harvey
N. L. Bondy

SHELL OIL COMPANY

By: [Signature]
MANAGER REAL ESTATE SERVICES
CORPORATE REAL ESTATE

Attest [Signature]
L. R. SPITZENBERGER ASSISTANT SECRETARY

DOCUMENTARY TAX
21409

DOCUMENTARY TAX
117.70
AUG 24 1981
SOUTH CAROLINA
GREENVILLE COUNTY

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