



SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 19th day of August 1983 between Red Diamond Oil Company, a South Carolina Corporation, Grantor, and Jet Service, P. O. Box 443, Pickens, South Carolina, Grantee;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to them in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey unto the Grantee, the following described real estate, situate in or near the City of Greenville, County of Greenville, State of South Carolina, to-wit;

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Bounded on the West by Allen Street (Old U.S. Hwy. #29); on the East by McGarity Street, on the South by Brushy Creek, and according to plat of Pickell & Pickell, Engineers, dated June 23, 1953, revised and being more fully described as follows:

Beginning at a point in the middle of Brushy Creek on the eastern side of Allen Street, which point is South 27-22 West 25' more or less, from an iron pin on the eastern side of Allen Street, and running thence with the Eastern side of Allen Street North 27-22 East 205', more or less, to an iron pin; thence leaving the street and running South 1-32 West 61.5' to an iron pin; thence South 43-12 East 339.4'; thence South 56-49 East 100', more or less, to point on McGarity Street; thence with McGarity Street in a southerly direction 200', more or less; thence leaving McGarity Street and running North 33-09 West 270', more or less; thence North 52-39 West 170', more or less, to the BEGINNING corner; and being the same identical land conveyed to Carl Coal and Oil Company by Red Diamond Oil Company by deed dated July 30, 1965, and recorded August 2, 1965, in Book of Deeds 779, at Page 91, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina. The name of Carl Coal and Oil Company was changed to Red Diamond Oil, Inc., on August 2, 1965. See change of name recorded herewith. together with all rights, privileges, tenements, hereditaments, easements and appurtenances therunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any, party wall rights or agreements, if any, real estate taxes for the year 1983 and subsequent years; special taxes or assessments for improvements not yet completed; road and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through and under it.

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". 14(235) 108-1-1.3

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.  
Signed, sealed and delivered in the presence of:

ATTEST: Lavonia Whelan  
Calvin B. Hannah

RED DIAMOND OIL, INC.

H. G. Sallen  
Secretary

H. R. Walker  
R. Walker, President



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