

This being the identical tract of land conveyed to Esso Standard Oil Company, a Delaware corporation, by Berry Woods (also known as L. Berry Woods) by Deed dated September 17, 1957, and recorded in Deed Book 584, page 269 in the office of the Register of Mesne Conveyance for Greenville County, South Carolina.

LESS AND EXCEPT

Beginning at a point in the southeastern corner of property now or formerly owned by Berry Woods, said point being on the northeastern R/W line of a frontage road of U.S. Highway #276 run N. $35^{\circ} 15'$ E. 595.4 feet along said Berry Woods southeastern property line to a point; thence S. $03^{\circ} 05'$ E. 433.0 feet to a point on the northeastern corner of property retained by Exxon Corporation; thence N. $71^{\circ} 00'$ W. 205.0 feet along a new northern line of property retained by Exxon Corporation to a point; thence S. $44^{\circ} 20' 30''$ W. 200.92 feet along a new northeastern line of property retained by Exxon Corporation to a point on the said R/W line of U. S. Highway #276; thence N. $54^{\circ} 45'$ W. 40.0 feet along said R/W line of U.S. Highway #276 to the point of beginning.

This being the identical tract of land conveyed to Grantee herein by Grantor herein by Deed dated March 25, 1980.

TO HAVE AND TO HOLD the above-described property, together with the tenements, hereditaments, and appurtenances thereunto belonging unto Grantee, its successors and assigns forever.

And Grantor hereby covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; and that Grantor will forever warrant and defend all of the property so granted to Grantee, its successors and assigns, against every person lawfully claiming the same or any part thereof by, through, or under Grantor, but not otherwise.

This deed is hereby made expressly subject to all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, whether or not of record, and to any state of facts that an accurate survey may reveal, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

Grantee affirms by acceptance of this deed that they have inspected the premises and the improvements and have full knowledge of the condition, repair and location of same.

The 1984 ad valorem taxes assessed against the said property are to be prorated between Grantor and Grantee as of the date of this conveyance.

Possession of said property shall be given with the deed thereto.