

Grantee's Address: One Hess Plaza, Woodbridge, N. J. 07095

TITLE TO REAL ESTATE  
The R. L. Bryan Company, Columbia, S. C.  
Revised November, 1981

Form 14-5

VOL 1220 PAGE 757

# State of South Carolina,

COUNTY OF GREENVILLE

42 119

## Know All Men by These Presents, That

Spinx Oil Company, Inc.

hereinafter referred to as Grantor(s)

in the State aforesaid,

in consideration of the

sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration

to it paid by Hess Realty Corporation

, hereinafter referred to

as Grantee(s) in the State aforesaid

(the receipt of which is hereby acknowledged)

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Grantee(s) Hess Realty Corporation, its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greer, located at the southeastern intersection of U. S. Highway 29 and Buncombe Road, and having, according to a plat entitled, "Property of Kayo Oil Company" prepared by Dalton and Neves Company, Inc., Engineers, dated August, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10W at Page 79, the following metes and bounds, to-wit:

*(11)-285-T171-5-21.3*  
BEGINNING at an old "x" mark at the southeastern intersection of the rights-of-way of U. S. Highway 29 and Buncombe Road and running thence along the southern right-of-way of U. S. Highway 29 N. 68-34 E. 199.95 feet to an old iron pin; thence running along a joint line with property of R. C. Padgett, et. al. S. 26-54 E. 199.94 feet to an old iron pin; thence running along a joint line with property of J. D. Miller, et. al. S. 68-46 W. 32.96 feet to an old iron pin; thence running along a joint line with property of Spinx Oil Company, Inc. N. 26-54 W. 81.02 feet to an old iron pin; thence continuing along a joint line with property of Spinx Oil Company, Inc. S. 68-30 W. 167.02 feet to an old nail and cap on the eastern right-of-way of Buncombe Road; thence running along the eastern right-of-way of Buncombe Road N. 26-54 W. 118.98 feet to an old "x" mark at the southeastern intersection of the rights-of-way of U. S. Highway 29 and Buncombe Road, being the point of Beginning, and containing, according to said plat, 26,319 square feet.

### ALSO:

ALL of Grantor's right, title and interest in and to certain easements for ingress and egress over portions of the adjoining property of Grantor to the south, which easements are shown on the aforesaid plat and are more particularly described in paragraph 3 of that certain Memorandum of Lease between Spinx Oil Company, Inc. as Lessor, and Coleman Young Enterprises, Inc., as Lessee, recorded in the RMC Office for Greenville County in Deed Book 1212 at Page 885.

This conveyance is expressly made subject to certain easements for ingress and egress over and across portions of the above-described property granted to Coleman Young Enterprises, Inc., as Lessee, which easements are shown on the aforesaid plat and are more particularly described in paragraph 3 of the aforesaid Memorandum of Lease and in that certain Declaration of Easement executed by Spinx Oil Company, Inc. and recorded in the RMC Office for Greenville County in Deed Book 1220 at Page 754. This conveyance is further made subject to such other easements, rights-of-way, restrictions, reservations or zoning ordinances as appear of public record, on the recorded plat or on the above-described property.

The above-described property is a portion of that certain property conveyed to the Grantor herein by deed of Reproco, Inc. dated June 17, 1983, and recorded in the RMC Office for Greenville County on August 31, 1983.

This being the same (a part of the) property heretofore conveyed to the Grantor(s) by Deed of

recorded

, 19 , Deed Book

, at page

(CONTINUED ON NEXT PAGE)

1220 757

24328 RV.2