

State of South Carolina,

Greenville County

VOL 1221 PAGE 69
QUITCLAIM DEED
Book 42 Page 123

Know all Men by these presents, That Hess Realty Corporation, a corporation organized and existing under the laws of the State of Delaware with its principal place of business in Woodbridge, New Jersey,

in the State aforesaid, in consideration of the sum of

Ten and No/100 (\$10.00)-----Dollars,
and other valuable consideration

to it paid by Kayo Oil Company, a corporation organized and existing under the laws of the State of Delaware with its principal place of business in

Chattanooga, Tennessee
in the State aforesaid, the receipt whereof is hereby acknowledged, have ~~been~~ ^{quitclaimed} ~~granted, bargained, sold and~~

released, and by these presents ~~do~~ ^{es quitclaim} ~~grant, bargain, sell~~ and release unto the said Kayo Oil Company, its successors and assigns forever: all Hess Realty Corporation's right, title and interest in

All of the following pieces, parcels or lots of land:

PARCEL 1:

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 10-6 at Page 79, the following metes and bounds, to-wit:

(11)-289-717.1-5-21.3
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 Spinx Oil Company, Inc. 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.

This is the same property conveyed to the Grantor herein by deed of Spinx Oil Company, Inc. dated August 29, 1984, and recorded in the R.M.C. Office for Greenville County in Deed Book 1220 at Page 757.

(continued on back of page)