

BOOK 739 PAGE 153

For True Consideration See Affidavit

25 14

SPECIAL WARRANTY DEED

State of South Carolina }
County of Greenville }

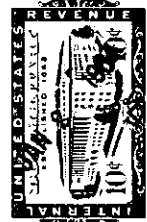
JAN 2 12 19 PM 1954

RECORDED



KNOW ALL MEN BY THESE PRESENTS That THE PURE OIL COMPANY, an Ohio corporation, herein called "Grantor", with principal office in Palatine, Illinois, in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by ECHOLS OIL COMPANY, INC., of Greenville, South Carolina, herein called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, that certain tract of land situated in Greenville County, South Carolina, to-wit:

A tract of land in Greenville County, South Carolina constituting all of Lots Nos. 71, 72 and 73, all of Lot No. 69 lying east of the New Buncombe Highway and all of Lot No. 70 lying east of the New Buncombe Highway except a small triangular tract in the northernmost corner of Lot No. 70 cut off by a southwesterly projection through said Lot No. 70 of the common boundary line between Lots Nos. 71 and 72; all as shown on the plat of the J. M. Perry Subdivision recorded in plat book F at Page 127 (revised plat recorded in plat book H, page 184) R.M.C. office for Greenville County. This tract fronts approximately 200 feet on Clayton Street (its northern boundary), approximately 243.3 feet on Paris Mountain Road (its eastern boundary) on New Buncombe Highway from its intersection with the south line of Clayton Street to the north line of the right-of-way of the Southern Railway Company (its western boundary) and its southern boundary is the southern boundary lines of Lots 69, 70 and 73 of the abovementioned subdivision; excepting, however, the small triangular tract out of the northernmost portion of Lot No. 70 as above referred to.



Being the same property conveyed to The Pure Oil Company by Pure Oil Company of The Carolinas, Inc. by deed dated January 30, 1941, and recorded in Book 232, Page 93, in the Office of the R.M.C. for Greenville County, South Carolina.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land, and subject to an easement of record to the City of Greenville, South Carolina, recorded in Book 425, Page 238, dated JAN. 28, 1950, Greenville County, South Carolina records.

Property taxes for the calendar year 1963 shall be paid by Grantee and Grantor shall reimburse Grantee for a prorata part thereof, prorated as of the date of delivery of this deed by Grantor to Grantee.

Continued on next page -235- 171-16-2