

BY THIS DEED, made and entered into this 21<sup>st</sup> day of DECEMBER 1981, between GULF OIL CORPORATION, a Pennsylvania corporation, hereinafter called "Gulf", and SMITH AND STEELE BUILDERS, INC., a South Carolina corporation whose mailing address is 1411 Laurens Road, Greenville, South Carolina, 29607, hereinafter called "Grantee", Gulf, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, has sold and by this deed does convey fee simple title to Grantee, its successors and assigns, in and to all that tract of land located in the City of Greenville, County of Greenville, and State of South Carolina, together with all buildings and improvements situated thereon, to-wit:

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BEGINNING at an iron pin in the Southeastern corner of the intersection of Pleasantburg Drive North and Sweetbriar Road and running thence with the Southern side of Sweetbriar Road North Eighty-four degrees Thirty-eight minutes East (N. 84-38 E.) 150 feet to an iron pin; thence with the joint property line now or formerly of T. A. McCarter Trustee South Eight degrees Forty-eight minutes East (S. 8-48 E.) 156 feet to an iron pin; thence South Eighty-four degrees Thirty-eight minutes West (S. 84-38 W.) 150 feet to an iron pin on the East side of Pleasantburg Drive North; thence with the East side of said Drive North Eight degrees Forty-eight minutes West (N. 8-48 W.) 156 feet to an iron pin in the intersection of said Drive and Sweetbriar Road, the point of beginning.

12(500) 276-3-15.4

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DONNIE W. WALKERSLEY  
R.M.C.

And being the same property conveyed to Gulf Oil Corporation by deed from Lawrence E. Reid, dated April 2, 1964, recorded in Office of R.M.C. for Greenville County, South Carolina in Deed Book 746, Page 19.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title interest and estate, reversion and remainder thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose, to encroachments, all legal highways, zoning ordinances, restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon, and subject also to all taxes and assessments, both general and special, becoming due and payable after the date hereof, which taxes and assessments the Grantee by acceptance hereof assures and agrees to pay.

By acceptance of this deed, and as a part of the consideration for the conveyance, the Grantee covenants and agrees that the premises shall not be used as an automotive service station, nor for the sale or storage for sale of gasoline, diesel fuel or other automotive fuels for a period of ten (10) years from this date, and this covenant shall run with the land.

Gulf, for itself, its successors and assigns, warrants, and will forever defend the right and title to the described tract unto the Grantee, its successors and assigns, against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, Gulf has caused this deed to be signed, sealed and delivered on its behalf, by authority duly given, on the day and year first stated above.

Signed, sealed and delivered in the presence of:

GULF OIL CORPORATION

M. A. Jones  
M. A. JONES

BY: J. C. Hardeeman  
J. C. HARDEEMAN Attorney-in-Fact

Elaine Foreman  
ELAINE FOREMAN

ATTEST: [Signature]  
MAXIMIANO Assistant Secretary

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