

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381-2-8-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. W. E. Phelps

in the State aforesaid.

in consideration of the sum of Twenty-two hundred eighteen no/100

DOLLARS,

to me paid by Stanley Brown

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Stanley Brown

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

known and designated as tract No. 7 of the W. E. Phelps property according to plat of record in the R. M. C. Office for Greenville County in Plat Book E, page 119, containing 22.18 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a rock at Poplar, joint corners of tracts 1, 6 and 7, and running thence S. 72-10 W. 1008 feet to an Elm; thence S. 76 W. 286 feet to Saluda Pond or River; thence with the meanders of said Saluda Pond or River as the line in a northerly and north-easterly direction to corner of tract No. 6; thence with line of tract No. 6, S. 67 E. 714 feet to stake on knob; thence still with line of tract No. 6, S. 22-10 E. 550 feet to beginning corner.

Together with an easement or right of way for ingress or egress across the adjacent property of the grantor along the present road which extends along the southern boundary of tract 1 and 2 and which connects with the Saluda Dam Road; and together with an easement or right of way along side said road for telephone and power lines and equipment.

The above tract is conveyed to the grantee herein subject to the right or easement to have the road or right of way above referred to extend across tract No. 7 to the western portion of tract No. 6; for the purpose of ingress or egress from tract No. 6 along the road hereinabove referred to.