

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381-2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. N. Miller, of the County of Greenville

in the State aforesaid

in consideration of the sum of Two thousand two hundred and 00/100

DOLLARS,

to me paid by Marsmen, Inc.

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 Marsmen, Inc. its successors and assigns forever:

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

on the South side of Buncombe Road, adjoining and East of property of Union Bleachery, containing 12.41 acres, inclusive of .40 acres Right-of-way hereinbelow referred to said tract having the following courses and distances according to Plat of Property of W. N. Miller, made by Dalton & Neves, June 1935 and revised October 1943, recorded in R. M. C. Office for Greenville County in Plat Book N at page 145.

Beginning at an iron pin on the South side of Buncombe Road, in branch, joint corner of Union Bleachery and W. N. Miller, and running thence with Buncombe Road S. 64-10 E. 446 feet to a stake, corner of property sub-divided by W. N. Miller and not included in this conveyance; thence S. 27-24 W. 415 feet to an iron pin; thence S. 70-50 W. 176.5 feet to an iron pin; thence S. 44-10 E. 155.8 feet to an iron pin; thence S. 70-50 W. 73.7 feet, more or less, to an iron pin; thence S. 56-30 W. 303 feet to an iron pin; thence S. 38 W. 153 feet to an iron pin; thence S. 60-40 W. 80 feet to an iron pin; thence S. 63-55 W. 161 feet to an iron pin; thence S. 36-05 W. 240.9 feet to an iron pin; thence N. 68-30 W. 335 feet to an iron pin in Branch; line of Union Bleachery property; thence with Bleachery line N. 49-30 E. 220 feet to an iron pin; thence still with Bleachery line N. 44-30 E. 660 feet to an iron pin; thence still with Bleachery line N. 36-30 E. 264 feet to an iron pin; thence still with Bleachery line N. 20-55 E. 420 feet to center of Bridge, the beginning corner.

Excepting a strip of land, the title to which does not pass by this deed, being eleven feet in width, extending from the Buncombe Road on the North side diagonally across the tract above described and other lands now or formerly of W. N. Miller, to Langston's Creek, having the course of the present sewer line of the Colonia Land Company, and substantially described on plat made by W. A. Adams Feb. 17, 1917, which strip contains not exceeding 40/100 acre, and the land herein conveyed, including the said strip above described, contains 12.41 acres.

Subject, however, to a Right-of-way or easement for the purpose of maintaining, repairing and renewing poles and lines or wires for electric lights and power along the course of the poles and wires as now located. And subject, further to the right and privilege of the Colonia Company, its successors and assigns, (which right shall at all times be and forever remain paramount to the rights herein granted) to at any and all times enter the strip of land hereinbefore described as being excepted from the land and title hereby conveyed, for the purpose of and to do all things necessary in caring for, repairing, maintaining or rebuilding the sewer laid in said strip of land, as aforesaid, and reserving the same right or privilege to any grantee of easement over and on said strip of land, does hereby grant that it shall be at any and all times lawful for the grantee herein named, its successors and assigns, its and their agents, servants, tenants and employees to pass and repass on foot, or with animals, vehicles, loads or otherwise, through and over the aforesaid strip of land, and may cultivate and husband the same, and the produce therefrom to be its and theirs, free of all charges; that is, no charge is to be made for the agricultural use thereof.