

E. G. Mallard DEED TO Huntington & Guerry, et-al.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, E. G. Mallard, County of Greenville

in the State aforesaid,
in consideration of the sum of
Thirty thousand (\$30,000.00) DOLLARS,
to me in hand paid
at and before the sealing of these presents by Huntington and Guerry, a corporation and Gower-Mason Electric
Company, a corporation, created under the laws of the State of South Carolina

(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

Huntington and Guerry, a corporation, and Gower-Mason Electric Company, a corporation
All that piece, parcel or lot of land, lying being and situate in Greenville County,
State of South Carolina, within the corporate limits of the City of Greenville, on the
northeast side of River Street and being more particularly described as follows:

Beginning at corner of a brick building, on the northeast corner of the intersection of
River and Hammond Streets, and running thence with Hammond Street S. 62-23 E. 165-1/10 feet
to a railway spike in the bend of Hammond Street; thence with Hammond Street S. 27-04 E.
73 feet to a railway spike on Hammond Street, corner of lot owned by C.E. Hatch; thence
with line of the property of Hatch N. 63-43 E. 200-8/10 feet to railway spike in center
of an industrial or spur track, leading from the railroad lines on or near Reedy River;
thence along the center of said industrial railway track to a point in the bend of said
track, a chord of which line is N. 52-31 W. 102-5/10 feet; thence from said point along the
center of said industrial track and to a railway spike on River Street N. 61-45 W. 242-8/10
feet; thence along River Street S. 27-30 W. 140-6/10 feet to the beginning corner.

The above description is according to a plat of said property prepared by R.E. Dalton,
Engineer, this being a part of the lot of land conveyed to me by Norwood National Bank June
- - 1909, which deed is recorded in the office of the R.M.C. for Greenville County in
Vol. PPP, page 333.

The center of the industrial track hereinbefore referred to constitutes the dividing line
between the lot here in conveyed and the lands reserved by the Grantor and it is intended
that said industrial track shall be perpetually maintained by the railway Company for the
mutual benefit of the Grantor and Grantees, respectively, their heirs, successors and assigns.

In order to accomplish said purpose, the Grantor herein does hereby covenant and bind
himself, his heirs and assigns, that he and they will at all times permit said track to
be maintained and operated, and will do all acts that may be necessary to this end.

And the Grantor does further convey and assign unto the Grantees, an interest in the
rights of way with which the grantor is vested under and by the terms of the rights of way
deeds heretofore made to him or to his predecessors in title, so as to insure the continued
maintenance and operation of said industrial track.

Should it become necessary at any time for the grantor or the grantees to expend any sum
for the proper maintenance of said track, such expenses shall be borne one-half by the
Grantor or his executors, heirs, administrators or assigns and one-half by the Grantees,
their successors or assigns.

Of the consideration above expressed, the sum of Seventeen Thousand (\$17,000.00) Dollars
is secured by a purchase money mortgage of even date with these presents.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or apper-
taining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said
Huntington and Guerry, a corporation and Gower-Mason Electric Company, a corporation,
their successors and assigns, forever.

AND I myself, my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
Huntington and Guerry, a corporation and Gower-Mason Electric Company, a corporation
their successors

heirs and assigns, against me and

my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 28th day of January
in the year of our Lord one thousand nine hundred and nineteen and in the one hundred
43rd year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Helen A. Morgan, E. G. Mallard (L. S.)
B. A. Morgan, (L. S.)

(Stamps \$30.00)

STATE OF SOUTH CAROLINA }
County of Greenville }

PERSONALLY appeared before me, Helen A. Morgan

and made oath that she saw the within named
E. G. Mallard

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with
B. A. Morgan witnessed the execution thereof.

SWORN to before me, this 28th day of January A.D. 1919
B. A. Morgan (L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA }
County of Greenville }

RENUNCIATION OF DOWER.

I, Harry R. Wilkins, do hereby certify
unto all whom it may concern, that Mrs. Susan L. Mallard
wife of the within named E. G. Mallard
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Huntington and Guerry, a
corporation, and Gower-Mason Electric Company, a corporation, their successors

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this 28th day of January A.D. 1919
Susan L. Mallard
Harry R. Wilkins (L. S.)
Notary Public for S. C.

Recorded January 28th, 1919