

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, W. Austin Hudson, of the City and County of Greenville

In the State aforesaid, In consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations

to me In hand paid at and before the sealing of these presents by the purchasers hereinafter named

(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 E.L. Stallings and J.W. Johnson, undivided one-half interest each. All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Fourth Ward of the City of Greenville, having the following metes and bounds, to-wit:- Beginning at a stake on the south side of Webster Street one hundred (100) feet westward from Boyce Street, and on the north-west corner of lot No. 1 on the plat hereinafter referred to (said lot No. 1 now belonging to George E. Jordan) and running thence along said Webster Street N. 71° W. ninety-five (95) feet to a stake one foot eastward from the corner of lot No. 3 on said plat; thence S. 19° W. (parallel with the east boundary line of said lot No. 3, and at all points one foot eastward from said boundary line and from the prolongation thereof if the same were extended) one hundred and twenty-two (122) feet to a stake on the right of way of Charleston and Western Carolina Railway; said right of way being eleven (11) feet from the center of the track of said railway; thence along said right of way (and at all points eleven feet from the center of said track) S. 79° E. one hundred and three and six-tenths (103.6) feet to a stake on the south-west corner of said lot No. 1, belonging to George E. Jordan; thence along the Jordan line N. 19° E. ninety (90) feet to the beginning corner; this being a portion of the land in which George E. Jordan conveyed to said grantor his undivided interest by deed dated February 21, 1920, and recorded in the office of the Register of Mesne Conveyances for said County and State in Deed Book 61, at page 10.

It is the intention of said grantor to sell to said purchasers all of lot No. 2 of the Warehouse property of Hudson and Jordan as shown on the plat thereof made by William D. Neves, dated December 10, 1917, except a strip one foot in width along the western side of said lot, and running back from said Webster Street one hundred and twenty-two (122) feet to the right of way of Charleston and Western Carolina Railway; which strip, one foot in width as aforesaid, is not sold to said purchasers, but is reserved by said grantor; Together with all the rights, privileges and easements conveyed to said grantor by the deed above referred to, in so far as they confer upon the owners or occupants of said lot No. 2, the right to use the strip of land lying on the South side of lot No. 1 on said plat (between the brick building situate on said lot No. 1 and the right of way of Charleston and Western Carolina Railway Company) as a passageway to and from Boyce Street and as a channel for carrying the surface drainage and rain water from said lot No. 2 to Boyce Street; together with the right to use the side track of Charleston and Western Carolina Railway Company situate on said lot No. 1; the intention being that said purchasers, as owners of the larger portion of said lot No. 2, shall be vested with all of the rights, privileges and easements vested by said deed in said grantor as the owner of said lot No. 2; but it is distinctly understood and agreed that said grantor hereby reserves for himself and his heirs and assigns and for all persons having occasion to use the same, by his or their permission or in connection with his or their occupancy, of lot number three (3) on said plat and of the lot immediately in rear (on the south side) of said lot No. 3 (if said rear lot shall hereafter be acquired by said grantor or his heirs or assigns hereafter), the right to use at any and all times hereafter the strip of land lying on the south side of said lot number two (2), along the north side of the right of way of Charleston and Western Carolina Railway Company and at all times freely to pass and re-pass over the same on foot and on horseback and with vehicles of all kinds, loaded and un-loaded; together with the right to use the sidetrack situate on said lot number two (2); the intent and purpose being to provide for the owners and occupants of said lot number three (3) and of the lot in rear thereof (if said grantor shall hereafter acquire said last mentioned lot) a convenient means of access from Boyce Street to the rear of said lots; and the right to use said side track in shipping articles to and from said lots over said railroad; together with the further right to carry the surface drainage and rain water from said lot number three (3) and from said lot in rear thereof (if said grantor shall acquire said last mentioned lot) and from the roofs of any buildings which may be situate thereon, over said strip of land along the south side of said lot number two (2) toward Boyce Street. And said purchasers hereby agree that said grantor shall have all of the rights, privileges and easements hereinabove set forth over the strip of land on the south side of said lot number two (2); and that if said grantor hereafter shall acquire the said lot of land in the rear of lot No. 3, said sidetrack may be extended from its present terminus on lot number two (2) over and across the said lot number two (2) so as to afford railroad shipping facilities to the said lot in the rear of lot number three (3);

And it is agreed that as a part of the purchase price for said lands, said purchasers hereby undertake to pay all taxes and assessments of every sort (including assessments for streets, sidewalks or other local improvements) which may be levied or charged against said property or any part thereof for the year 1923.

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

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said E.L. Stallings and J.W. Johnson and their heirs and assigns, forever.

AND I myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said E.L. Stallings and J.W. Johnson, and their heirs and assigns, against myself 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 13th day of January in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of W.L. Rozeman, W. Austin Hudson (L.S.), P.C. Poag, (L.S.), (L.S.), (L.S.), (L.S.)

Revenue Stamps Cancelled 10 CENTS

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, W.L. Rozeman

and made oath that he saw the within named W. Austin Hudson sign, seal, and as his act and deed, deliver the within written Deed; and that he, with P.C. Poag witnessed the execution thereof.

SWORN to before me, this 13th day of January A. D. 1923 W.L. Rozeman P.C. Poag Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER I, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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.

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 day of A. D. 1923 Notary Public for S. C.

Recorded January 24th, 1923

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