

TITLE TO REAL ESTATE

1928 PROVISIONS - JANUARY 10 - GREENVILLE

STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

WHEREAS, WE, Franklin Real Estate and Investment Company, a corporation, organized and existing under the laws of the State of South Carolina, and J. E. Serrine, have been duly appointed Trustees by Orders of Court for and in the stead of H. P. McGee, C. B. Martin and B. E. Geer, Trustees, in that certain deed from B. E. Geer to said H. P. McGee, C. B. Martin and B. E. Geer, Trustees, said deed dated April 8, 1927, recorded in Book of Deeds 60, at page 491, office of R. M. C. for Greenville County, State of South Carolina,

And whereas, under the power and obligation to subdivide the lands therein described, we previously optioned to the United States of America the southern portion of the property below described which is a portion of the property described in said deed;

And whereas, in order to make a sale of the southern portion of the below described property and in order to carry out and make effective the trust and power imposed upon us, it became necessary for us to acquire thirteen (13) acres of the below described property, being the northern portion of the below described property, from the Saluda Land and Lumber Company, and having acquired same by deed from them dated April 24, 1937 and recorded in office of R. M. C. for said County in Book of Deeds 199, at page 381, at and for the consideration now paid to us for said 13 acres by the below referred to grantee; now, under and by virtue of the power resting in us as Trustees.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Franklin Real Estate and Investment Company and J. E. Serrine, Trustees, in the State aforesaid, for and in consideration of the sum of one Thousand two hundred fifty-eight and no/100 (\$1,258.00) Dollars being the full, true and complete consideration, to us in hand paid at and before the sealing of these Presents, by UNITED STATES OF AMERICA (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 United States of America or its Assigns forever:

All that certain tract, piece or parcel of land lying in Cleveland Township, Greenville County, South Carolina, approximately 9 miles north of Marietta, South Carolina on U. S. Highway #276 and beginning at a point in center of said highway and running thence with highway north 89° west 782 feet, thence with highway South 84° 30' West 290 feet, thence with highway South 73° 30' West 205 feet, thence with highway South 70° West 984 feet, thence leaving highway and running North 17° 30' West 150 feet, thence North 72° East 512 feet, thence North 21° 30' West 945 feet, thence North 33° West 470 feet, thence South 76° East 1000 feet, thence North 32° 30' East 595 feet, thence North 13° 30' West 718 feet, thence North 73° East 528 feet, thence South 34° East 417 feet, thence South 12° 30' West 400 feet, thence South 34° East 390 feet, thence South 82° East 160 feet, thence South 6° 30' East 477 feet, thence South 52° West 500 feet, thence South 6° 30' West 106 feet, thence South 4° 30' East 93 feet, thence North 81° East 455 feet, thence South 0° East 96 feet, thence South 18° 30' East 162 feet to the beginning, and containing 62.9 acres exclusive of area included in right-of-way of State Highway Department, all as shown by plat of proposed park on Geer Highway dated August, 1936, prepared from survey of James Reynolds, Jr., which plat is attached to copy of original abstract.

The grantors herein reserve a right-of-way extending from the highway known as Road No. U. S. 276, and extending back across said property for a distance of approximately 150 feet, to be used as a private entrance way to a private living establishment, the exact location of said entrance way to be determined by mutual agreement of the grantors and grantee herein.

The southern portion of above referred to property being that shown on said plat lying south of and adjoining the 13 acres acquired by the below referred to deed, being a portion of that certain 250 acre tract of land described in deed of B. E. Geer, to H. P. McGee, C. B. Martin and B. E. Geer, Trustees, recorded in office of R. M. C. for Greenville County, South Carolina, in Book of Deeds 60, at page 491, Franklin Real Estate & Investment Company and J. E. Serrine being substituted as Trustees by Orders of Court recorded in Book of Deeds 153, at page 573, said County, and in Judgment Roll No. 2407, office of Clerk of Court, and recorded in office of R. M. C. in Book of Deeds 168 at page 261, said County.

The northern 13 acres of above described property, as shown on said plat being that certain acreage conveyed to Franklin Real Estate & Investment Company and J. E. Serrine, Trustees, by deed of Saluda Land & Lumber Company, dated April 24, 1937, recorded in office of R. M. C. for said County and State in Book of Deeds 199, at page 381.

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 premises before mentioned unto the said United States of America or its Assigns forever.

And we, Franklin Real Estate and Investment Company and J. E. Serrine, Trustees, do hereby bind ourselves and our successors to warrant and forever defend all and singular the said premises unto the said United States of America, or its Assigns, against ourselves and our successors and against every person whomsoever lawfully claiming, or to claim, the same or any