

TITLE TO REAL ESTATE

DISTRICT OF COLUMBIA)
City of Washington)

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, by its deed dated December 6th. 1933, recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Vol. 116, page 526, on the 9th. day of December, 1933, E. W. MONTGOMERY COMPANY, a corporation, conveyed to GREENVILLE BONDED WAREHOUSE COMPANY, a corporation:

" All those certain pieces parcels or lot of land in Greenville Township, Greenville County, S. C. and being Lots Nos. One (1), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of Block A, according to plat of Melrose Land Company, recorded in Plat Book A, page 157, R. M. C. Office for Greenville County, being the same lots which were conveyed to the Harbro Manufacturing Company by fee simple warranty deed of Peerless Folding Ladder Company, First, the deed from said Peerless Folding Ladder Company, dated December 30, 1926, recorded in Deed Book 116, page 187; second, deed from Peerless Folding Ladder Company, dated December 30, 1926, recorded in Deed Book 154, page 10, said deeds and plat being recorded in the R. M. C. Office for Greenville County; being the same lots of land conveyed to E. W. Montgomery Company by H. K. Townes, Receiver for Harbro Manufacturing Company, on the 10th. day of July, 1931, deed being recorded in Deed Book 128, at page 505, R. M. C. Office for Greenville County." and

WHEREAS, Southern Railway Company owns an easement one hundred (100 feet in width, extending southeastwardly from the center line of its main track running between Greenville and Columbia, which covers and encumbers the said property hereinbefore mentioned, and the said Greenville Bonded Warehouse Company desires to clear its title of the said encumbrance and has agreed with Southern Railway Company upon a divisional line between its said property and the right of way of said Railway Company:

NOW, THEREFORE, in consideration of the sum of FIVE DOLLARS (\$5) to it paid by the said GREENVILLE BONDED WAREHOUSE COMPANY, and of other good and valuable considerations it thereunto moving, receipt of all of which is hereby acknowledged, SOUTHERN RAILWAY COMPANY, a corporation of the State of Virginia, has aliened, remised, released, relinquished and forever quitclaimed, and by these presents does alien, remise, release, relinquish and forever quitclaim unto the said GREENVILLE BONDED WAREHOUSE COMPANY,

ALL of the right, title and interest of Southern Railway Company in and to

ALL that part of the said land heretofore conveyed to said Greenville Bonded Warehouse Company by the said E. W. Montgomery Company by its said deed of December 6, 1933, hereinbefore recited, which lies Southeast of a line running parallel with and at all points forty (40) feet distant southeastwardly from the center line of said main track of Southern Railway Company, being a strip of land sixty (60) feet in width extending southwestwardly from Green Avenue or Green Street (crossing said railroad) to the east line of the property conveyed to E. W. Montgomery Company by E. INMAN, Master in and for the County of Greenville, South Carolina, by his deed dated October 27, 1933, recorded in the office of the Register of Mesne Conveyance for said County in Vol. 159 at page 353, on the 28th. day of October, 1933.

TO HAVE AND TO HOLD the same unto the said GREENVILLE BONDED WAREHOUSE COMPANY, its successors and assigns, forever.

IT IS UNDERSTOOD AND AGREED by and between the parties hereto:

(1) that Southern Railway Company is the owner of a right of way over the strip of land forty (40) feet in width lying next southeast of the center line of said main track clear and free of any claim of said Greenville Bonded Warehouse Company, and (2) that any railroad track, fence, structure or other facility or improvement of Greenville Bonded Warehouse Company, or any part thereof, which may now exist upon or extend beyond or northwestwardly from said line running parallel with and forty (40) feet distant southeastwardly from the center line of said main track (the said line being now the divisional line between the lands of the parties hereto) is and may remain as located and constructed, by agreement of the parties, and subject to the right of the Southern Railway Company to require removal thereof at any time hereafter as and when necessary for said Railway to use for its own purposes the right of way forty (40) feet in width or any part thereof so occupied.

IN WITNESS WHEREOF, Southern Railway Company has caused these presents to be executed, and its corporate seal to be hereunto affixed and attested, by its officers thereunto duly authorized, on this the 27th. day of April, in the year of Our Lord one thousand nine hundred and thirty-nine and in the one hundred and sixty-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

R. P. Nicholson
Charles G. Day

Subscribing witnesses

No Stamps

For True Consideration See Affidavit
Book 3, Page 128

SOUTHERN RAILWAY COMPANY,

By- John B. Hyde
Vice President

L. S.
ATTEST:
Guy E. Mauldin
Asst. Secretary.



DISTRICT OF COLUMBIA)
City of Washington)

On this 27th. day of April, 1939, at my office in said District of Columbia, personally appeared before me, Pearce Horne, a Notary Public in and for said District of Columbia, R. P. Nicholson, to me known, and known to me to be one of the subscribing witnesses to the foregoing instrument, and made oath that he saw the within named John B. Hyde and Guy E. Mauldin sign, seal and deliver the foregoing writing and indenture as Vice President and Assistant Secretary, respectively, of Southern Railway Company, a corporation, as and for their act and deed, and as and for the act and deed of said Southern Railway Company, and that he, with Charles G. Day, witnessed the due execution thereof on the day of the date thereof.

Sworn to and subscribed before me
on this 27th. day of April, 1939.

R. P. Nicholson

Pearce Horne
Notary Public in and for the District
of Columbia.
My commission expires January 2, 1941.



Recorded May 31, 1939 at 4:13 P. M.