

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That T. A. Roe, of Greenville County,

In the State aforesaid,
in consideration of the sum of
Four Thousand Two Hundred Fifty and no/100 (\$4,250.00) Dollars

T. A. Roe
C. A. Wallace,
Kate H. Wallace
Change and correction from Comp. to partnership is O. K.

to me in hand paid
at and before the sealing of these presents by
Wallace Concrete Pipe Company, a partnership composed of C. A. Wallace and Kate H. Wallace,

(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

Wallace Concrete Pipe Company, a partnership composed of C. A. Wallace and Kate H. Wallace, their heirs and assigns,
All that piece, parcel or lot of land in Greenville and Cantt Townships, Greenville County, State of South Carolina, on the western side of U. S. Highway No. 29, near the City of Greenville, being shown as Lots Nos. 1, 2, 3, 4, 5, 6, 16, 17 and 18 on plat of the property of Marsmen, Inc. made by W. D. McBrayer in December 1935, and having according to said plat and survey made by Dalton and Neves, Engineers, in July 1941, the following metes and bounds:

Beginning at the southwestern corner of Washington Avenue and U. S. Highway No. 29, and running thence with the southern side of Washington Avenue, N. 57-30 W. 206 feet to a stake; thence continuing with said Washington Avenue, N. 35-34 W. 121.5 feet, more or less, to a stake in line of right-of-way of the Southern Railroad (C. & G. Division); thence with said right-of-way, S. 34-12 W. 673 feet to a stake, corner of Lot No. 15, now or formerly owned by Elliott; thence with line of said lot and continuing with line of Lot No. 7, S. 66-31 E. 381.8 feet, more or less, to Highway No. 29; thence with the western side of Highway No. 29, N. 19-11 E. 200 feet to a stake; thence continuing with said Highway, N. 28-26 E. 200 feet to a stake; thence continuing with said Highway, N. 42-21 E. 188 feet to the beginning corner; being a portion of the property conveyed to T. A. Roe by Marsmen, Inc. by deed dated November 13, 1937, recorded in the R.M.C. Office for Greenville County in Book of Deeds 194, page 117.

It is expressly understood and agreed that the grantor does not warrant against any claims of the Southern Railway, as to the width or extent of its right-of-way.

This description includes an alley now located on this tract, some two hundred (200) feet west of U. S. Highway No. 29, and approximately parallel therewith. The grantor hereby consents that the grantee, or its successors and assigns, may close, or re-locate, this alley, upon the following conditions:

- (1) That the grantee make arrangements satisfactory to all persons affected thereby and assume all liability for its closing, or re-location.
- (2) That the grantee open a suitable alley of the same width as the existing alley, at its own expense, on the property herein conveyed, along the southern line of Lot No. 6, from U. S. Highway No. 29 west to the existing alley.
- (3) That in the event the Commission of Public Works for the City of Greenville, or other body having authority in the premises, ceases to furnish water through the grantor's water line now located along said existing alley, the grantee will re-locate said line, or lay another, without cost to the grantor, in a manner and location acceptable to the said Commission, or other body, connecting it with the present water line of the grantor, south of the property herein conveyed, in such manner as to furnish water and water taps for the property now, or hereafter to be, served by the grantor's existing line. It is understood and agreed that the existing water line through the property herein conveyed is not conveyed by this deed, and that any relocated, or new, line laid by the grantee shall belong exclusively to the grantor, subject, however, to the right of the grantee, its successors, or assigns, to tap thereto for the benefit of the property herein conveyed, but no other.