

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One and no/100 DOLLARS, and Love and Affection

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Julia E. Traxler

All those certain pieces, parcels or lots of land situate, lying and being on the South side of 8th Avenue in Judson Mill #2 Village in the County of Greenville, State of South Carolina, being known and designated as Lots #1 and 16 of Block "D", as shown on a plat of Judson Mill #2 Village made by Dalton & Neves, Engineers, in March 1939, which plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Book "K" at pages 1 and 2 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin at the southeast corner of the intersection of 9th Avenue and 8th Avenue, and running thence with the east side of 9th Avenue S. 9-14 E., 146 feet to an iron pin; thence with the line of Lot #2 of Block "D" N. 80-46 E. 84 feet to an iron pin, thence with the line of Lot #15 of Block "D" N. 62-35 E. 76.6 feet to an iron pin on the West side of 8th Avenue; thence with the west side of 8th Avenue N. 26-5 W. 130 feet to an iron pin; thence continuing with the south side of 8th Avenue S. 79-38 W. 119.5 feet to the beginning corner.

Rights-of-way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and to Parker Water & Sewer Sub-district to be used for the purpose of laying and maintaining sewer and water pipe lines through said land and along the streets and roads, and easements have been granted to Duke Power Company to be used for placing and maintaining lines for the transmission of electricity over and across said land and along the streets and roads and this conveyance is made subject to said easements in so far as they may affect the lot conveyed. The Grantor reserves to itself the right to keep and maintain in proper order water pipe lines, sewer pipe lines, electric light and power lines leading to or from its mill buildings and the land surrounding said buildings which is being retained by the grantor, and water lines running from its wells located north of the Judson Mills No. 2 Village to Judson Mills No. 1 Village and plat. The grantor further reserves to itself, its successors and assigns, all water pipe lines, valves, fittings, hydrants, and other apparatus used in connection with, and forming a part of, the water distribution system of Judson Mills #2 Village, which may be located upon the lot herein conveyed, but granting and not reserving all house lines, together with the right, privilege and easement in perpetuity to go upon the land for the purpose of maintenance and operation of said water pipe lines, as same are now, located, to remove and relocate said lines so as to run in or along the streets, and to operate and maintain the lines as so relocated.