

STATE OF SOUTH CAROLINA,

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KNOW ALL MEN BY THESE PRESENTS, That I, Kate H. Wallace, as surviving partner and liquidating Trustee of the partnership known as C. A. Wallace and Kate H. Wallace doing business as Wallace Concrete Pipe Company, pursuant to the terms and provisions of that certain Order of Honorable Judson H. Smith, Judge of Probate for Richland County, dated December 29, 1944, in the

for and

~~XXXX~~ State aforesaid,

Two Thousand One Hundred and Twenty-five and 50/100 (\$2,125.50) in consideration of the sum of _____ Dollars to the estate of C. A. Wallace paid by Kate H. Wallace, being the appraised value of the equity of C. A. Wallace, deceased, in and to said partnership

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(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 Kate H. Wallace;

All right, title and interest of C. A. Wallace, deceased, in the following described property, which was a part of the properties of C. A. Wallace and Kate H. Wallace doing business as Wallace Concrete Pipe Company, a partnership;

All that certain piece, parcel or lot of land, with the improvements thereon, in Greenville and Gantt Townships, in the County of Greenville, State aforesaid, situate, lying and being on the Western side of U. S. Highway No. 29 near the City of Greenville; being shown and delineated as Lots Nos. 1, 2, 3, 4, 5, 6, 16, 17 and 18 on that certain Plat of the property of Marsmen, Inc. made by W. D. McBrayer, December, 1935, and having, according to said plat and survey made by Dalton & Neves, Engineers, dated 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 South side of Washington Avenue N. 57-30 W. two hundred and six (206') feet to a stake; thence continuing with said Washington Avenue N. 35-34 W. one hundred and twenty-one and five-tenths (121.5') feet, more or less, to a stake in line of right-of-way of Southern Railroad (C. and G. Division); thence with said right-of-way S. 34-12 W. six hundred and seventy-three (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. three hundred and eighty-one and eight tenths (381.8') feet, more or less, to said Highway No. 29; thence with the Western side of Highway No. 29 N. 19-11 E. two hundred (200') feet to a stake; thence continuing with said Highway N. 28-26 E. two hundred (200') feet to a stake; thence continuing with said Highway N. 42-21 E. one hundred and eighty-eight (188') feet to the beginning corner.

Being the same lot of land heretofore conveyed to Wallace Concrete Pipe Company, a partnership composed of C. A. Wallace and Kate H. Wallace by deed of T. A. Roe, dated July 28, 1941, and recorded in the office of the Clerk of Court for Greenville County in Volume 235, at page 363.

It being expressly understood and agreed that this conveyance is made subject to any claims the Southern Railway may have as to the width or extent of its right-of-way, and the consent of T. A. Roe for the closing or relocating of alley now located on said premises some two hundred (200') feet West of U. S. Highway No. 29 and approximately parallel therewith, upon the following conditions:

- (1) That the grantee make arrangements satisfactory to all persons affected thereby and assume all liability for its closing, or relocation.
- (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 re-located, 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.