

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, T. C. Gower and Olivia W. Conyers,

in the State aforesaid,
in consideration of the sum of
Eighteen Hundred and no/100 (\$1800.00) Dollars

to us in hand paid
at and before the sealing of these presents by
J. W. Rawlings

(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

J. W. Rawlings, his Heirs and Assigns.

All that certain piece, parcel or lot of land situate, lying and being at the Northeast corner of the intersection of Reilly Street (sometimes referred to Riley Street) and Martin Street in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey made by Dalton & Neves, Engineers, November 1927 and revised October, 1939, the following metes and bounds, to-wit:

Beginning at an iron pin at the Northeast corner of the intersection of Reilly Street and Martin Street and running thence with the North side of Reilly Street, S. 68-51 E. 115.5 feet to an iron pin on Reilly Street at corner of other property of grantors herein; thence with line of other property of grantors N. 22-39 E. 50 feet, more or less, to an iron pin on the south side of the right of way of the Piedmont & Northern Railway Company; thence with the south side of the right of way of Piedmont & Northern Railway Company N. 68-40 W. 115.5 feet to an iron pin on the East side of Martin Street; thence with the East side of Martin Street S. 22-39 W. 50.67 feet to the beginning corner.

As a part of the consideration for this conveyance the grantee agrees that he will construct within a period of twelve months from the date hereof, a brick warehouse on the above described lot and the east wall of said brick warehouse shall be constructed along and adjacent to the west edge of the property retained by the grantors herein, and said grantors, their heirs and assigns shall have the right to tie on to and use the east wall or any portion thereof without any charge being made therefor.

The grantee further agrees as a part of the consideration for this conveyance that he will construct a railroad spur or sidetrack along the northern side of the property herein conveyed or upon the right of way of the Piedmont & Northern Railway Company adjacent thereto and agrees that the grantors herein, their heirs and assigns shall have the right to extend said railroad or sidetrack from its termination across property of the grantee herein conveyed and across the property owned by the grantors lying adjacent thereto and east of the property above described with the right to use and enjoy the same jointly with the grantee herein, his Heirs and Assigns.

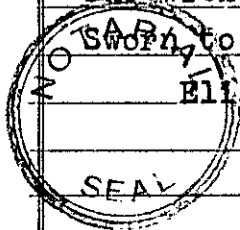
The grantor, T. C. Gower acquired the undivided one-half interest in the property hereby conveyed as one of the heirs at law of Sallie M. Gower as will more fully appear by the records in Probate Court for Greenville County, and the grantor Olivia W. Conyers acquired the undivided one-half interest in the property above described by deed of H. J. Haynsworth dated July 11, 1938, and recorded in the RMC Office for Greenville County in Deed Book 206 at page 153.

The grantee herein agrees to pay the 1945 City and State and County taxes on the above property.

STATE OF SOUTH CAROLINA, COUNTY OF SPARBURG.

PERSONALLY appeared before me Ruth McCaul Crook and made oath that he saw the within named Olivia W. Conyers sign, seal and as her act and deed deliver the within written deed, and that she with Evelyn Lister Lynch witnessed the execution thereof.

Subscribed to before me this 19th day of April, 1945. Ruth McCaul Crook
Elizabeth Berry (L. S.) Notary Public for South Carolina.



Probate recorded April 30th, 1945 at 12:41 P. M. #5036 BY:E.G.