

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. B. W. Anders

..... in the State aforesaid.....  
in consideration of the sum of One Hundred and no/100

..... DOLLARS,

to me paid by Earnest Leroy Hanks

..... in the State aforesaid, (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 Earnest Leroy Hanks, his heirs and assigns forever,

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina.

"All that certain piece, parcel or lot of land in Greenville County State of S. C. shown and designated as Lot No. 12 as shown on said plat, said lot is more particularly described as follows:

Lot No. 12 beginning at a iron pin at the southeast corner of said lot, said pin being common to this lot and lot No. 11, as shown on plat, thence running S. 61½ E. along the boundry line separating this lot from lot No. 11, for a distance of 200 feet, thence N. 44½ E. for a distance of 70 feet to a iron pin corner, thence N. 61½ W. along the boundry line between this lot and lot No. 13 for a distance of 200 feet to a iron pin on South Saluda River, thence, S. 44½ W. along said river for a distance of 70 feet to the beginning corner. Said lot is bounded on the north by Saluda River on the east by lot No. 13 on the west by lot No. 11 on the south by lands of B. W. Anders.

The above lot is one of several in a subdivision of grantor's land, and a 30 foot road runs through said lots and intersects with a public road leading from grantor's home across Saluda River, and this conveyance is made with the following understanding:

1. That said 30 foot road shall not be moved or obstructed;
2. That said 30 foot road shall be subject to use by grantor, grantee, and all present or future owners of any of said other lots, their heirs and assigns; and
3. That the grantor reserves unto himself, his heirs and assigns, the right and privilege to install, maintain and tap water mains in said 30 foot road, and to authorize any other party to do so.