

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Marvin D. Price,

.....in the State aforesaid,  
.....in consideration of the sum of  
Eight Hundred and fifty (\$850.00)..... Dollars

to..... me.....in hand paid  
at and before the sealing of these presents by.....  
J. C. Busby

(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. C. Busby, his heirs and assigns forever,

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

on the West side of 8th Avenue in Judson Mill No. 2 Village, being known and designated as Lot No. fourteen (14), of Block "F", as shown on plat of Judson Mills No. 2 Village, made by Dalton & Neves, Engineers, in March, 1939, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "K", at pages 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pipe in the West side of 8th Avenue, joint corner of Lots Nos. 14 and 15, which iron pipe is 105 ft. and 1 inch south of the southwest corner of the intersection of 8th Avenue and an unnamed street; and running thence with the line of Lot No. fifteen (15), S. 81-09 W. one hundred thirty-three and two-tenths (133.2) feet to an iron pipe in the rear line of Lot No. 1; thence with the rear line of Lots Nos. 1 and 2 S. 8-43 E. fifty (50) feet to an iron pipe joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. thirteen (13), N. 81-09 E. one hundred thirty-three and three-tenths (133.3) feet to an iron pipe on the West side of 8th Avenue; thence with 8th Avenue N. 8-51 W. fifty (50) feet to the beginning corner.

The above described property is conveyed subject to the following restrictions, contained in deed to the Grantor herein;

"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 and Sewerage 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 having 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 insofar as they may effect the lot conveyed. The Judson Mill reserves to itself the right to keep and maintain in proper order water pipe lines, sewerage pipe lines, electric light and power lines leading to or from its mill buildings and the land surrounding said buildings which is being used by the Judson Mills, and water lines running from its walls located north of the Judson Mill No. 2 Village to Judson Mills No. 1 Village and plant. The Judson Mills further reserves to itself, and 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 No. 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 maintaining in operation the 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."

As a part of the consideration for this deed the Grantee herein assumes and agrees to pay that certain mortgage in the principal sum of Sixteen Hundred (\$1600.00) Dollars, executed by the Grantor herein to Mary T. Hodges, dated August 31st, 1945, and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book No. 337, at page 59.