

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

This Agreement, made this 14th. day of June, 1937, by and between Marsmen, Inc., a corporation, Cordelia M. Simpson and Joe N. Simpson, Jr., parties of the first part, and Roger C. Peace, W. A. Chandler, Vada B. Goldsmith and Roger C. Peace, Charlie Peace and Laura Chandler Peace, as Executors of the Estate of Bony Hampton Peace, deceased, parties of the second part, witnesseth:

WHEREAS, The parties of the first part are seized of an estate in fee simple of the following described property:

All that lot of land situate at the intersection of McBee Avenue and Richardson Street, in the City and County of Greenville, S. C., described as follows:

BEGINNING At an iron pin at the intersection of said McBee Avenue and Richardson Street and runs thence N. 20.12 E. 102 feet and 2 inches to an iron pin; thence N. 69-48 W. 85 feet and 6 inches to an iron pin; thence S. 20.12 W. 100 feet and 10 inches to a point on said West McBee Avenue on rock wall; thence S. 68.50 E. 84 feet and 6 inches to the beginning corner; and

WHEREAS, The parties of the second part are seized of an estate in fee simple of the following described property:

All that certain piece, parcel and lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, in Ward 3, on the west side of Richardson Street, described as follows:

BEGINNING At an iron pin on the west side of Richardson Street, Wood's corner, and running thence N. 65- $\frac{1}{2}$ W. 151 feet and 7 inches to an iron pin; thence S. 14 W. 55 feet to an iron pin; thence S. 66- $\frac{1}{2}$ E. 61 feet and 6 inches to iron pin at corner of lot on which W. T. Henderson formerly lived; thence N. 20 E. 6 feet, more or less, to a point distant 50 feet from the first described or north line of this lot; thence on a line parallel with first described or north line to an iron pin on Richardson Street; thence with Richardson Street N. 20 E. 50 feet to the beginning corner; and

WHEREAS, it is the desire of all of said parties to create an alley between said properties for the purpose of ingress to and egress from said properties for the mutual benefit of the owners of both pieces of said property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the parties to this instrument, for and in consideration of the mutual benefits and advantages to be derived by them, do hereby mutually covenant and agree for themselves, their heirs, executors, administrators and assigns that the following described strip of land shall remain open in perpetuity as a mutual alley between the properties above described, to-wit:

All that certain strip of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of South Richardson Street and having, according to a plat thereof, made by Dalton and Neves, recorded in the office of the R. M. C. for Greenville County in Plat Book I, Page 76, the following metes and bounds, to-wit:

BEGINNING at a point in the line of property of parties of the first part on the west side of South Richardson Street, corner of Store building, which point is 92.8 feet from the north-west intersection of South Richardson Street and West McBee Avenue and running thence N. 69-48 W. 85.4 feet to a point in the line of property of parties of the first part; thence N. 19-38 E. along the line of property of parties of the first part, 10 feet to a point original joint corner of property of parties of the first and second part; thence continuing N. 19-38 E. 10 feet to a point in property of parties of the second part; thence S. 69-48 E. 85.6 feet to a point on the west side of Richardson Street in the line of property of parties of the second part; thence with South Richardson Street S. 20-12 W. along the line of property of parties of the second part, 10 feet to a point original joint corner of property of parties of first and second part; thence continuing with South Richardson Street, S. 20-12 W. along the line of property of parties of the first part, 10 feet to the point of beginning.

It is understood and agreed that the parties hereto shall have the full and free right and liberty for themselves, their tenants, servants, visitors, licenses, heirs and assigns in common, with all others having the like right at all times hereafter, with or without horses, cattle or other animals, carts, carriages or other vehicles of any description for all purposes connected with the use and enjoyment of the property of the respective parties to this instrument for whatsoever purpose said property may be, from time to time, lawfully used and enjoyed to pass and re-pass along ^{said} mutual alley for any purpose that they might desire in connection with the use and enjoyment of the respective properties, owned by them.

TO HAVE AND TO HOLD The said easement or right-of-way hereby granted unto the parties to this instrument, their heirs and assigns forever, as appurtenant to the land herein above described, belonging to the respective parties hereto, and every part thereof.

It is further agreed that said alley shall forever remain open as a private alley and not as a public alley for the exclusive use and benefit of the parties hereto and their heirs and assigns forever.

(OVER)