

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That

S. Slater & Sons, Inc.,

a corporation chartered under the laws of the State of

Delaware

and having its principal place of business at

Slater

in the State of

South Carolina

for and in consideration of

the sum of

Eleven Hundred and no/100 (\$1100.00)

DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Ben F. Ramsey, his heirs and

assigns:

All that certain piece, parcel or lot of land on the west side of Webster Street, in the Village of S. Slater & Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3 of Block G, as shown on a plat of the Village of S. Slater & Sons, Inc., made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 63, 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Webster Street, joint front corner of Lots No. 2 and 3 of Block G, and running thence with the line of Lot No. 2, S. 87-24 W. 124 feet to an iron pin, joint rear corner of Lots No. 25 and 26 of Block G; thence with the line of Lot No. 25, N. 2-37 W. 70 feet to an iron pin, joint corner of Lots No. 3, 4, 24 and 25, thence with the line of Lot No. 4, N. 87-24 E. 124.05 feet to an iron pin on the west side of Webster Street; thence with Webster Street S. 2-34 E. 70 feet to the beginning corner.

The grantee receives to itself, its successors and assigns, all water and sewer lines, electric light and power lines, valves, fixtures, hydrants, poles, wires, transformers and other appurtenant used in connection with and forming a part of the water, sewer, gas, electric light and power system on the lot herein conveyed, together with the right and easement in perpetuity to run upon the said lot the purpose of maintenance, repair and operation of said water, sewer, electric light and power lines, as same are now located, to run and for the said water, sewer, gas, electric light and power lines, and to maintain the lines, poles, valves, fixtures, hydrants, poles, wires, transformers and other appurtenant used in connection with and forming a part of the water, sewer, gas, electric light and power system, and to lay and maintain the lines, poles, valves, fixtures, hydrants, poles, wires, transformers and other appurtenant used in connection with and forming a part of the water, sewer, gas, electric light and power system, and to exercise the rights and powers conferred by said appurtenant, and to exercise the same in and to the full extent of the law, and the grantee hereby agrees to defend, maintain and keep in repair the lines, poles, valves, fixtures, hydrants, poles, wires, transformers and other appurtenant used in connection with and forming a part of the water, sewer, gas, electric light and power system, and to exercise the rights and powers conferred by said appurtenant, and to exercise the same in and to the full extent of the law, and the grantee hereby agrees to defend, maintain and keep in repair the lines, poles, valves, fixtures, hydrants, poles, wires, transformers and other appurtenant used in connection with and forming a part of the water, sewer, gas, electric light and power system, and to exercise the rights and powers conferred by said appurtenant, and to exercise the same in and to the full extent of the law.