

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That the Charleston & Western Carolina Railway Company, a corporation under the laws of the State of South Carolina, party of the first part, for and in consideration of the conveyance hereinafter recited and set forth and of the sum of One Dollar to it in hand paid, at or before the sealing and delivery of these presents, by J. E. Rosamond and L. J. Vaughn, of Greenville County, South Carolina, parties of the second part, the receipt of which sum is hereby acknowledged, has granted, bargained, sold, released and quit-claimed and by these presents does grant, bargain, sell, release and quit-claim unto the said J. E. Rosamond a two-thirds interest and L. J. Vaughn a one-third interest, their respective heirs and assigns, in and to all of its right, title and interest in and to all that certain piece or parcel of land situated in the Town of Simpsonville, County of Greenville, State of South Carolina, described as follows:

Beginning at a point on the south line of Trade Street (if produced northeastwardly), 22 feet southwestwardly, measured radially, from the center line of the main track of the Charleston & Western Carolina Railway Company; running thence southwardly, parallel with said center line, 373.6 feet, more or less, to the northerly line, produced, of land now or formerly of J. D. Armstrong; thence South 74 degrees 45 minutes West along said northerly line (produced), 79.05 feet to a point 100 feet westwardly, measured radially, from said center line; thence northwestwardly, parallel with said center line, 374.8 feet, more or less, to the south line of Trade Street; thence northeastwardly, with said Street line (produced), 78.8 feet, more or less, to the point of beginning; Saving and Reserving, however, to the Charleston & Western Carolina Railway Company, its successors and assigns, the portion of the Cotton Mill spur track as located thereon and the right of way of said spur track, which right of way is 10 feet wide on each side of the center line of said spur track; the land hereby conveyed being shown in yellow on the blue print hereto attached and made a part hereof.

And the said parties of the second part, for and in consideration of the conveyance unto them by the Charleston & Western Carolina Railway Company of the land hereinabove described and in further consideration of the sum of One Dollar to them in hand paid by the said Charleston & Western Carolina Railway Company, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, released and quit-claimed and by these presents do grant, bargain, sell, release and quit-claim unto the said Charleston & Western Carolina Railway Company, its successors and assigns, all of their right, title and interest in and to all that certain piece or parcel of land situated in the Town of Simpsonville, County of Greenville, State of South Carolina, described as follows:

Beginning at the point of intersection of the center line of the main track of the Charleston & Western Carolina Railway Company and the southerly line of Trade Street; if produced northeastwardly; running thence southeastwardly along the center line of said main track, 373.3 feet, more or less, to the northerly line, produced, of land now or formerly of J. D. Armstrong; thence South 74 degrees 45 minutes West, along said northerly line (produced) 22.25 feet to a point 22 feet westwardly, measured radially, from the center line of said main track; thence northwestwardly, parallel with the center line of said main track, 373.6 feet, more or less, to said Street line, produced; thence northeastwardly with said Street line, produced, 22.2 feet to the point of beginning: as shown in red on said attached blue print.

TO HAVE AND TO HOLD all and singular the said premises herein and hereby conveyed by the party of the first part unto the parties of the second part, their heirs and assigns forever, and the said premises herein and hereby conveyed by the parties of the second part unto the party of the first part, its successors and assigns forever.

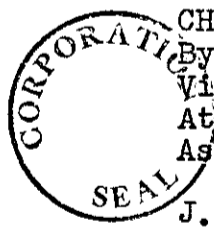
And the parties hereto and hereby bind themselves, their successors, their heirs and assigns, firmly by these presents.

IN WITNESS WHEREOF the parties hereto have executed these presents in duplicate, this 3rd. day of January, 1941.

Signed, sealed and delivered in the presence of:

E. T. Hinnant
M. M. Hinnant

W. H. Loper
J. C. Arledge



CHARLESTON & WESTERN CAROLINA RAILWAY COMPANY
By- C. McD. Davis
Vice-President
Attest: Geo. L. Mitchell
Assistant Secretary.

J. E. Rosamond (L. S.)
L. J. Vaughn (L. S.)

SOUTH CAROLINA FORM

STATE OF NORTH CAROLINA)
COUNTY OF NEW HANOVER)

Public

Personally appeared before me, a Notary / in and for the State and County aforesaid, E. T. Hinnant, who being duly sworn, says:- That he saw the within named, C. McD. Davis as Vice-President of the Charleston & Western Carolina Railway Company, a corporation under and by virtue of the laws of the State of South Carolina, and Geo. L. Mitchell as Assistant Secretary thereof, as the act and deed of said corporation, sign, affix thereto, the seal of the said corporation and deliver the within instrument, and that he with M. M. Hinnant witnessed the execution of the same.

Sworn and subscribed to before me this 12th. day of February, A. D. 1941. E. T. Hinnant

A. B. Love
Notary Public
My Commission Expires March 6, 1941.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me W. H. Loper and made oath that he saw the within named J. E. Rosamond and L. J. Vaughn sign, seal, and as their Act and Deed, deliver the within written Deed; and that W. H. Loper with J. C. Arledge witnessed the execution thereof. Sworn to before me this 3 day of Jan. A. D., 1941.

H. L. Rosamond (L. S.)
Notary Public of S. C.

(Over)