

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. L. Prince

in the State aforesaid.
in consideration of the sum of (\$200.00) Two hundred and no/100
DOLLARS,

to me paid by W. C. Jones

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 W. C. Jones, his heirs and assigns all my one-half undivided interest in

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

Containing 3.80 acres, inclusive of right-of-way herein below referred to and being known and designated as Northeastern portion of Lot No. 1 one the Plat of property of Marsmen, Inc., made by Dalton & Neves, May, 1944 which plat appears of record at the R. M. C. Office of Greenville County in Plat Book 0 at Page 7 and according to a revised plat and Calculation by W. J. Riddle, Surveyor, August 17, 1945, and having, according to said revised plat and calculation, the following metes and bounds, TO-WIT:

BEGINNING at an iron pin joint corners of lots No. 1 and 2 at the end of a proposed road leading to Buncombe Rd. thence N. 39-50 W. approximately 30 feet crossing said road to an iron pin in the line of the Union Bleachery; thence with the line of the Union Bleachery S. 33-50 W. 275 feet to an iron pin; thence still with the Union Bleachery line S. 44-30 W. 150 feet to an iron pin a new corner; thence S. 24-30 E. 356 feet to an iron pin; thence N. 38-0 E. 153 feet to an iron pin; thence N. 56-30 E. 303 feet to an iron pin; thence N. 70-50 E. 74.7 feet to an iron pin on the West side of Grove Street; thence N. 44-10 W 155.8 feet to an iron pin in the line of lot No. 2; thence with the line of lot No. 2 N. 39-50 W. 271 feet to the Beginning corner.

Excepting a strip of land, the title to which does not pass by this deed, being 11 feet in width, extending from the Buncombe Rd. on the north side diagonally across the tract above described and other lands now or formerly of W. N. Miller to Langston's Creek, being the course of the sewer line of the Colonia Land Company and substantially described on Plat by W. A. Adams, February 17, 1917.

Subject, however, to a Right-of-Way or easement for the purpose of maintaining, repairing, and renewing poles and lines or wires for electric lights and power along the course of the poles and wires as now located. And subject, further, to the right and privileges of the Colonia Company, its successors and assigns, (which right shall at all times be and forever remain paramount to the rights herein granted) to at any and all times enter the strip of land herein before described as being excepted from the land and title hereby conveyed, for the purpose of and to do all things necessary in caring for, repairing, maintaining or rebuilding the sewer laid in said strip of land, as aforesaid, and reserving the same right or privilege to any grantee of easement over and on the said strip of land, does hereby grant that is shall be at any and all times lawful for the grantee herein named, its successors and assigns, its and their agents, servants, tenants, and employees to pass and repass on foot, or with animals, vehicles, loads or otherwise, through and over the aforesaid strip of land, and may cultivate and husband the same, and the produce therefrom to be its and theirs, free of all charges; that is, no charge is to be made for the agricultural use thereof.

Taxes for 1945 to be paid by Grantee.