

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. N. Cantrell in the State aforesaid, for and in consideration of the sum of Eight Thousand Seven Hundred Fifty and no/100 (\$8750.00) Dollars to me paid by Easley Fertilizer Company (A Corporation) in the State aforesaid, the receipt of which is hereby acknowledged have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Easley Fertilizer Company, its successors and assigns, forever:

"All that piece, parcel or lot of land in ^{BB} ^{MAA} ^{in the State aforesaid;} ^{in consideration of the sum of} ^{Dollars} Greenville Township, Greenville County, State of South Carolina, being known and designated as a large part of Furman*hall Heights of the property of Marsmen, Inc. as shown on plat of W. D. McBrayer, October 1, 1936, near Paris Mountain Road, and having the following metes and bounds, to-wit: Beginning at an iron pin on Furman-Hall Road corner of Lots 4 and 5, which is 262 feet North of the intersection of said Furman-Hall Road and Metts Road, and running thence with Furman-Hall road, N. 28-25 E. 480 feet to an iron pin joint corner of Lots 10 and 11; thence with line of ^{in hand paid} said lots S. 61-35 E. 220 feet to an iron pin; thence N. 28-25 E. 81 feet to an iron pin; thence ^{at and before the sealing of these presents by} S. 61-35 E. 499 feet to an iron pin; thence N. 25-40 E. 480 feet to an iron pin across a branch; thence S. 61-35 E. 20 feet to an iron pin; thence S. 25-40 W. 1048 feet to an iron pin in the center of Metts Road corner of L. L. Echols property; thence with the center of said Metts Road N. 76-30 W. 186 feet to an iron pin in line of Bryant property; thence with Bryant's line, N. ^{(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} 13-30 E. 295 feet to an iron pin rear corner of Bryant property; thence N. 76-30 W. 297 feet to an iron pin joint rear corner of Lots 5 and 6; and Lewis property; thence with rear line of Lot 5 S. 13-30 W. 81 feet to an iron pin corner of Lot No. 1; thence with line of Lot 1 and 4 N. 61-35 W. 240 feet to the BEGINNING corner, and being a part of the same property conveyed to Lillie Pace McBrayer by W. D. McBrayer by deed dated January 27, 1938, and recorded in R. M. C. Office for Greenville County in Book 201, page 432, and being the same property conveyed to R. C. McCall by Lillie Pace McBrayer by deed dated Mar. 7, 1940, and recorded in Book of Deeds 219 at page 121, in R. M. C. Office for Greenville Co., S. C.;

ALSO: "All that certain piece, parcel or lot of land lying and being in Chick Springs Township, Greenville County, State of South Carolina, on the Southern Railway and P. & N. Railway, and having the following metes and bounds according to a plat of Dalton & Neves, October, 1940, and recorded in R. M. C. Office for Green. County in Plat Book J at page 255: Beginning at an iron pin on the South side of right of way of the P. & N. Railway and running thence S. 6-00 W. 936 feet to a stake; thence S. 10-24 W. crossing right of way of the Southern Railway 1,058 feet to an iron pin; thence N. 34-39 E. 2,061.6 feet to an iron pin on the right of way of the P. & N. Railway; thence with the right of way N. 82-14 W. 93.5 feet; thence continuing with said right of way N. 79-20 W. 200 feet; thence continuing with said right of way N. 73-32 W. 200 feet; thence continuing with said right of way N. 68-11 W. 169 feet; thence continuing with said right of way N. 65-14 W. 267.6 feet to the BEGINNING corner, and containing Seventeen and 75/100's (17.75) Acres, exclusive of the rights of way and being the same tract conveyed to T. P. Raines by Alpha M. Jordan by deed dated July 1, 1939, and recorded in Deed Book 212 at page 144, the same tract being the third described in said deed and said to contain 18 1/2 acres, and being the same conveyed to R. C. McCall by T. P. Raines by deed dated October 24, 1940, and recorded in Book of Deeds 226 at page 282, in the R. M. C. Office for Greenville Co., S. C."

It is understood and agreed that the grantee herein, his heirs and assigns, shall have a perpetual right of way over and upon a fifteen foot strip of land of the grantor herein leading from the right of way of the aforesaid P. & N. Railway to the Worley Road for the purpose of ingress and egress to the said grantee herein, his heirs and assigns.

ALSO "ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in School District No. 10-A on the west side of and just off of the old Paris Mountain Road, containing 34.85 acres, more or less, and having the following courses and distances according to survey and plat made by Dalton & Neves, Engineers, Feb. 17, 1937; Beginning at an iron pin on Paris Mountain Road, corner of property of Southern Railroad, and running thence with Paris Mountain Road N. 2-30 W. 292.3 feet to stake on edge of road; thence N. 82 E. 200 feet; thence N. 8 W. 180 feet to a stake in northern boundary line of property which stake is 200 feet N. 82 E. from the Paris Mountain Road; thence N. 82 E. 578 feet to pin; thence N. 25-45 E. 3330.3 feet crossing the P & N. Railway to iron pin; thence S. 5 W. recrossing the P & N. Railway 1935 feet to iron pin; thence S. 13 W. 628 feet to line of Southern Railway property; thence with line of Southern Railway property ^{d. p. l. cat. m} S. 62-49 W. 311.3 feet; thence S. 51-30 W. 102 feet; thence S. 62-49 W. 311.3 feet; thence S. 51-30 W. 102 feet; thence S. 62-49 W. 1723.6 feet to the BEGINNING, and being the same conveyed to R. C. McCall by M. Dorsey Woodside by deed dated April 6, 1938, and recorded in Book of Deeds 202 at page 71 in the R.M.C. Office for Greenville County, South Carolina.

This conveyance is made subject to easement granted by J. D. Woodside to G. S. & A. Railway Nov. 29, 1911, recorded in Book 15 page 89; to easement granted by J. D. Woodside to Southern Bell Tel. & Tel. Co. Apr. 16, 1930, recorded in Book 146, page 587; to easement granted by M. D. Woodside to Greater Greenville Sewer District Commissioner, Aug. 30, 1927, recorded in Book 181