

D.T. Smith

DEED TO

D.B. Traxler

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, D.T. Smith

in the State aforesaid

in consideration of the sum of Ten thousand Dollars and other valuable consideration

D.B. Traxler

(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

D.B. Traxler, All that certain tract of land situate in the County and State aforesaid, about three miles from Greenville Court House, situate on the east side of Augusta Road, and having the following lines, courses and distances, to wit: BEGINNING at an iron pin on Augusta Road, corner of Dr. Davis Furman, and running thence with Augusta Road, along the following courses; N. 28.30 W. 10.50; N. 14.45 W. 13.62; N. 21 W. 3.50; N. 31.15 W. 15.50; N. 36.45 W. 13.50; N. 33-15 W. 5.00; N. 25 W. 5.85 to iron pin corner of land reserved by D.T. Smith; thence leaving Augusta Road, N. 64.15 E. 49.50 to an ash on the eastern bank of Reedy River; thence down River, to stake (formerly maple, gone,) on the eastern bank of said River; thence N. 61.30 E. 5.00 to stone, corner of Tully Babb's land; thence with line of said Babb, S. 27.30 E. 32.75 to stone; thence N. 67 E. 2.25 to stone; thence S. 27.30 E. 5.80 to stone; thence S. 67 W. 1.85 to stone on River; thence down River to stake, corner of land of Dr. Davis Furman; thence with line of Dr. Davis Furman, S. 64.15 W. 47.28 to the beginning corner. Containing 369-4 acres, more or less, and being part of the lands conveyed to the Grantor herein by Thos. P. Smith by deed dated August 20, 1885, and recorded in the R.M.C. Office for Greenville County in Book "QQ" at page 851.

Together with the following rights, privileges and easements, to, in and through the lands of the grantor herein lying to the north of the tract of land conveyed hereby, to wit: In case it should be determined to subdivide the lands herein granted and to lay out Streets or roadways through the said lands, then, and in such case the said grantee, his heirs and assigns, shall have the right and privilege of extending said streets or roadways through the said lands of the grantor herein, and to grade and maintain the same, and also the right to lay or cause to be paid pipes for sewage, water and gas, and to erect or cause to be erected in or near the said roadways, poles and lines for the purpose of transmitting electric power and for telephone purposes and for lighting purposes and the right to construct and maintain a line or lines of street railway along and over any of the said Streets; together with the right to make such cuts and fills and to do all other acts that may be necessary for any of said purposes; and the right to grant or lease to others any of the said rights and privileges.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said

D.B. Traxler, his

heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said D.B. Traxler, his

heirs and assigns, against me and my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 15th day of January

in the year of our Lord one thousand nine hundred and thirteen and in the one hundred and 37th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of D.T. Smith (L. S.)

Lydia E. Sullivan, (L. S.)

Stephen Nettles, (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

PERSONALLY appeared before me, Lydia E. Sullivan

and made oath that she saw the within named D.T. Smith

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with

Stephen Nettles witnessed the execution thereof.

SWORN to before me, this 28th

day of January A. D. 1913

Lydia E. Sullivan

Stephen Nettles (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF Orangeburg

I, William C. Crum, Jr. do hereby certify unto all whom it may concern that

Mrs. M. Tallulah Smith wife of the within named D.T. Smith did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

D.B. Traxler, his heirs and assigns,

all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 15th

day of January A. D. 1913

M. Tallulah Smith

W.C. Crum, Jr. (L. S.)

Notary Public for S. C.

Recorded for Feby. 10th, 1913