

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, The Salvation Army, a corporation chartered under the laws of the State of Georgia, is seized of an estate in fee simple, free from liens and incumbrances, in and to the following described land:

All that certain piece, parcel and lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the south side of Broad Street, east of Main Street, and having the following metes and bounds:

Beginning on an iron pin on the south side of Broad Street in the northeast corner of Lot No. 4 on a plat hereinafter referred to and running thence with the line of said lot No. 4, S. 20 W. 110 feet to an iron pin; thence S. 70 E. 50 feet to an iron pin; thence N. 20 E. 110 feet to Broad Street; thence with said Broad Street N. 70 W. 50 feet to the beginning corner, and being a part of the original jail lot known as Lots Nos. 2 and 3 on a plat made by J. W. Southern, D. S., on the 21st day of May, 1891, and recorded in the office of the R. M. C. for Greenville County in Vol. WW, page 561; and

WHEREAS, The Piedmont Realty Corporation, a corporation chartered under the laws of the State of South Carolina, is seized of an estate in fee simple, free from liens and incumbrances, in and to a parcel of land adjoining the above described property, upon which there has been erected a two story brick building, more particularly described as follows:

All that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the south side of East Broad Street, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Broad Street in the northeast corner of Lot No. 6 on the plat herein referred to and running thence with the line of said lot S. 20 W. 110.9 feet to an iron pin in Cauble Street, formerly Pigtail Alley; thence with said street S. 70 E. 50 feet to an iron pin on southeast corner of Lot No. 3; thence along the line of Lot No. 3 N. 20 E. 110.9 feet to Broad Street; thence with said Broad Street N. 70 W. 50 feet to the beginning corner; and

WHEREAS, The Salvation Army, in consideration of the sum of Eleven Hundred (\$1100.00) Dollars to be paid to it by the Piedmont Realty Corporation, has agreed to grant to the Piedmont Realty Corporation an easement for light and air over a part of the property hereinabove described, owned by it, for the purposes and in the manner hereinafter explained.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS That The Salvation Army, a corporation chartered under the laws of the State of Georgia and having its principal place of business at Atlanta, in the State of Georgia, for and in consideration of the sum of Eleven Hundred (\$1100.00) Dollars to it in hand paid at and before the sealing and delivery of these presents by the Piedmont Realty Corporation, receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Piedmont Realty Corporation, its successors and assigns forever, full and free right to the uninterrupted transmission and enjoyment of light and air over and across the following described property which is a part of the property hereinabove described, owned by The Salvation Army, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the south side of East Broad Street and having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Broad Street, at the northeast corner of the property of the Piedmont Realty Corporation and running thence with the line of said lot S. 20 W. 110.9 feet, more or less, to an iron pin on Cauble Street, formerly Pigtail Alley; thence with said Street S. 70 E. 6 feet to a point in the line of property of The Salvation Army; thence N. 20 E. 38 feet to a point in property of The Salvation Army; thence S. 70 E. 4 feet to a point in the property of The Salvation Army at the corner of building known as the Salvation Army Citadel; thence along the line of said building N. 20 E. 73 feet to a point on the south side of East Broad Street; thence along the south side of East Broad Street N. 70 W. 10 feet to the beginning corner.

It is understood and agreed that should The Salvation Army, its successors and assigns, construct a two story building on the property which it owns at the rear of the building known as The Salvation Army Citadel, it shall have the right to construct and maintain an iron stairway upon the property conveyed by this easement for the purpose of ingress to and egress from the second story of said building. Said stairway shall be constructed so that it will extend along the wall of the building now occupied as a Salvation Army Citadel and so that the top of said stairway will be at the rear corner of said building.

To Have and to hold said easement hereby granted unto the Piedmont Realty Corporation, its successors and assigns forever.

And The Salvation Army, for itself, its successors and assigns, does hereby covenant, grant, promise and agree to and with the Piedmont Realty Corporation, its successors and assigns, that the strip of land hereinabove described, over which said easement is granted, shall not, nor shall any part thereof, be built upon by any building whatever which may obstruct the light or air of