

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That **CENTRAL REALTY CORPORATION**

a corporation chartered under the laws of the State of **SOUTH CAROLINA** and having its principal place of business at **GREENVILLE** in the State of **SOUTH CAROLINA** for and in consideration of the sum of **TWO THOUSAND AND NO/100** DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

LEON HARDIN AND RACHEL HARDIN

All that certain piece, parcel or lot of land in the State and County aforesaid in Greenville Township, and being a part of lot C and G of the property of Ansel Arnold a Plat of which is of record in the R.M.C. Office for Greenville County in Plat Book A, at Page 512 and 513, the lot conveyed by this deed has according to recent survey by Madison H. Woodward, Engineer, the following metes and bounds, to wit:

Beginning at a point on the West side of the Right-of-way of the Piedmont and Northern Railway, which point is 65 ft. North of the intersection of Arnold Street and the Right-of-way of Piedmont and Northern Railway, and running thence N. 73 W. 98.6 ft. to a point; thence N. 17 E. 67.1 ft. to a point; thence S. 73 E. 98.2 ft. to a point on the West side of the Piedmont and Northern Right-of-way; thence with said Right-of-way S. 16-34 W. 67.1 ft. to the point of beginning.

The street on which this lot of land fronts is located on the Right-of-way of the Piedmont and Northern Railway, therefore, in executing this deed the grantor reserves the right of ingress and egress across the Western 10 ft. of the within described lot, this right to be exercised only if the Piedmont and Northern Railway closes the present street in front of the within described lot; also the grantor hereby grants to the grantee the right of ingress and egress across the Western 10 ft. of that lot situated between the lot herein described and Arnold Street, said lot now being the property of the grantor, this right to be exercised by the grantee only in the event that the Piedmont and Northern Railway closes the street located in front of the lot herein conveyed.

This is a part of the property conveyed to Central Realty Corporation by Sloan B. Jordan by his deed dated August 22, 1945 and of record in the R.M.C. Office of Greenville County in Deed Book 279, at page 390.

Taxes for 1946 will be paid by Grantor and pro-rated as of date of deed between grantor and grantee when paid.