

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That P. AND N. REALTY COMPANY, a corporation chartered under the laws of the State of North Carolina, for and in consideration of the sum of Twelve Thousand, Six Hundred Forty-four and 13/100 (\$12,644.13) Dollars to it in hand paid, at and before the sealing and delivery of these presents, by PIEDMONT AND NORTHERN RAILWAY COMPANY, a corporation chartered under the laws of the State of South Carolina, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Piedmont and Northern Railway Company, those three pieces, parcels or lots of land described as follows, to-wit:

FIRST TRACT: 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, bounded on the North by the old run of Reedy River; on the West, South and East by property of Piedmont & Northern Railway Company, and being more particularly described, according to a plat of property of Mayberry Land Company and Estate of Elizabeth Whitmire, prepared by Dalton & Neves, Engineers, July, 1935, as follows:

BEGINNING at a stake in line of property of Piedmont and Northern Railway Company, which stake is 734.8 feet West from Hudson Street, and running thence along the line of the property of Piedmont and Northern Railway Company N. 35-43 E., 475 feet, more or less, to the center of the old run of Reedy River; thence in a westerly direction with the old run of said Reedy River 485 feet, more or less, to a point; thence continuing with old run of Reedy River, N. 69-15 W., 357 feet, more or less, to a point in Bailey Street, where Chestnut Street intersects; thence continuing with old run of Reedy River and with the South side of said Chestnut Street N. 70-02 W., 394 feet to a rail in line of property of Piedmont and Northern Railway Company; thence with property of said Piedmont and Northern Railway Company S. 46-51 W. 220 feet to an iron pin; thence with other property of Piedmont and Northern Railway Company S. 46-30 E., 1247 feet to the BEGINNING corner; being all of the property of Mayberry Land Company lying north of Piedmont and Northern Railway Company's line and south of the old run of Reedy River, and being in all respects the same property conveyed to P. & N. Realty Company by deed of Mayberry Land Company, dated August 9, 1937, recorded in the office of the Register of Mesne Conveyance of Greenville County, S. C., in Volume 194 at page 87.

SECOND TRACT: All that certain piece, parcel and lot of land situate, lying and being in Greenville County, State of South Carolina on the Northwest side of Hudson Street in the City of Greenville, and being more particularly described as follows:

BEGINNING at an iron pin on the Northwest side of Hudson Street, which pin is 133 feet Southwest from the Southwest corner of Gibbs and Hudson Streets, corner of property now or formerly of Duke Power Company/N. 68-49 W., 206 feet to an iron pin; thence S. 34-30 E., 250 feet to an iron pin on the Northwest side of Hudson Street; thence with the Northwest side of said Street N. 21-11 E., 152.2 feet, more or less, to the BEGINNING corner; and being in all respects the same tract of land conveyed to P. and N. Realty Company by deed of Lillie Pace McBrayer, dated October 3rd, 1938, recorded in the office of the Register of Mesne Conveyance of Greenville County in Volume 206 at page 167.

THIRD TRACT: All that piece, parcel or lot of land in the City of Greenville, Greenville Township, Greenville County, State of South Carolina, bounded on the North by Spruce Street, on the East by a 30-foot street; and on the South by the old run of Reedy River and being more particularly described, according to a plat entitled "Property of Mayberry Land Company and Estate of Elizabeth Whitmire", prepared by Dalton & Neves, Engineers, July, 1935, as follows:

BEGINNING at a point on the South side of Spruce Street, and the center of a thirty foot street, and running thence along the South side of said Spruce Street, N. 34-32 W., 130.8 feet to a point; thence continuing with said Spruce Street N. 53-42 W., 301 feet to a point; thence S. 35-02 W., 166 feet to a point; thence N. 69-15 W., 50 feet to a point in the old run of Reedy River; thence in an easterly direction with the old run of Reedy River 485 feet, more or less, to a point in the center of a thirty foot street; thence with the center of said street N. 35-43 E., 240 feet, more or less, to the BEGINNING corner; and being all of the property heretofore belonging to Edward F. Mayberry, lying north of the old run of Reedy River and South of Spruce Street, and being in all respects the same property conveyed to P. and N. Realty Company by Edward F. Mayberry, dated August 9, 1937, recorded in the office of the Register of Mesne Conveyance of Greenville County in Book 196, page 100.

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

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Piedmont and Northern Railway Company, its successors and assigns, forever.

AND the said P. and N. Realty Company does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Piedmont and Northern Railway Company, its successors and assigns, against itself, its successors and assigns, and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said P. and N. Realty Company has caused its corporate name to be hereunto subscribed by its President, and to be attested and its corporate seal to be hereto affixed by its Secretary, this 26 day of March, in the year of our Lord one thousand, nine hundred and forty.

ATTEST:

J. C. McGowan
 Secretary



P. AND N. REALTY COMPANY
 By- F. H. Cothran
 President.

Signed, Sealed and Delivered
 in the presence of:

C. H. Lambada
 A. B. Sharpe, Jr.

and running thence with the line of said property