

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

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 One & no/100 (\$1.00) 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 C. C. Bruce

All its right, title and interest, in and to the following described property:

All that certain parcel or tract of land situate in Greenville Township, Greenville County, S. C., more particularly described as follows:

Beginning at an iron pin on the south side of the right of way of the New Easley Bridge Road, corner of property now or formerly of Judson Mills, and running thence S. 10-10 E. 14.7 feet to iron pin at the North East corner of lot #2, shown on said plat of Edgemont sub-division recorded in the R. M. C. Office for Greenville County in Plat Book D, page 35, and running thence along the north line of said lot S. 69-26 W. 71 ft., more or less, to iron pin at corner of lot now owned by Jessie Q. Merritt; thence along line of Merritt property N. 10-20 W. 16.7 feet to iron pin on the South side of New Easley Bridge Road Right of Way; thence along said right of way N. 70-36 E. 70.7 feet to the point of beginning.

The grantor reserves to itself, its successors and assigns and excepts from this conveyance all water and sewer pipe lines, valves, fittings, hydrants, poles, wire, transformers, fittings and other apparatus used in connection with, and forming a part of, the water, sewer and electric distribution system which may be located upon the property herein conveyed. The grantor further reserves to itself, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water and sewer pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated or constructed.