

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Liberty Life Insurance Company

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 Sixteen Thousand (\$16,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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

W. H. B. Simpson, his Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the South-east side of South Main Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, Engineers, March 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of South Main Street at the Southwest corner of a wall and at corner of property of Traxler Company and running thence along the outer edge of said wall and beyond, S. 54-14 E. 138 feet to an iron pin in the center of the C. & W. C. Railway spur track and running thence with the center of said spur track along a curved line to a point (the chord of which is S. 20-56 W. 50 feet); thence continuing with the center of said spur track along a curved line to a point (the chord of which is S. 34-22 W. 50 feet); thence continuing with the center of said C. & W. C. spur track and right-of-way for said spur track along a curved line to a point (the chord of which is S. 40-44 W. 41.6 feet) at corner of property now or formerly of Furman University; thence with said Furman University property N. 38-33 W. 158 feet to an iron pin on the Southeast side of South Main Street; thence with the Southeast side of South Main Street N. 38-22 E. 98 feet to the beginning corner.

ALSO, the right and privilege to use jointly with any others who may have acquired a like right that spur or sidetrack located on this property, such rights being set forth in agreements heretofore made by Main Street Land Company and the C. & W. C. Railway Company dated June 29, 1912, and recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 12 at page 417 and under agreement between Main Street Land Company and Camperdown Mills recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 22 at page 230, and said property is hereby conveyed subject to the easement created over this property by the said agreements hereinabove referred to.

ALSO, all right and privilege which the grantor has to tie onto and use without charge therefor the whole or any portion of the brick wall located along the Northeast edge of the above described property or any replacements and additions that may be made to said wall by Traxler Company, its Successors and Assigns, and in using the said wall the grantee, his Heirs and Assigns, shall have the right to cover or fill in any windows now located in said wall and any windows in the portion of the wall used shall be filled in with materials of the same quality and thickness as are now used in other portions of said wall, at the sole expense of the grantee herein, his Heirs and Assigns, all of which was reserved by Surety Mortgage Company, its Successors and Assigns, in deed made by it to Traxler Company dated February 1, 1945 and recorded in Deed Book 273, at page 71, R. M. C. Office for Greenville County.

This is a portion of the property conveyed to Liberty Life Insurance Company by deed of Surety Mortgage Company dated February 1, 1945, and recorded in the R. M. C. Office for Greenville County in Deed Book 273 at page 70.

The grantee agrees to pay the 1945 City, and State and County taxes.