

The State of South Carolina, )  
County of Greenville. )

Know all men by these presents that we, Jesse T. Hays and Marie A. Hays (his wife), of Greenville County, in the state aforesaid, in consideration of the sum of seven hundred and eight-three and 80/100 dollars to us in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto A. E. Brown and Juanita C. Brown (his wife) all that certain lot, piece or parcel of land situate, lying and being in said state and county, about 2-5/8 miles northwestward from the court house, being the rear or south portions of Lots numbers 50 and 51 and of most of Lot 52 of W. T. Adams' plat of the property of Mountain View Land Co. made in February, 1910, and recorded in the office of the Register of Mesne Conveyances for said County in Plat Book "A" page 397. the lot intended to be conveyed hereby having the following metes and bounds, according to a plat thereof made by Ralph K. Campbell, dated March 26, 1945, to wit: beginning at a stake on the west side of Gridley Street, on the north side of a ten-foot alley which runs through from said street to Green Street across the rear ends of said lots and other lots, and running thence along Gridley Street N. 6-09 E. eighty-seven and one-half feet to a stake on a ten-foot alley in rear of the buildings (a cafe, a drug store and a grocery store) facing toward the Buncombe Road; thence along said alley N. 70-43 W. 127.8 feet, more or less, to a stake on line of the lot conveyed by E. E. and M. F. Kennemore to Mrs. Eva Wehn on January 10, 1931, by deed recorded in said office in Book 158, page 222; thence along the Wehn line S. 31-02 W. 48.75 feet, more or less, to a stake on the alley first above mentioned; thence along said alley S. 57-14 E. 162 feet, more or less, to the beginning corner. This is the south part of the land conveyed to us by E. E. and M. F. Kennemore by two deeds dated November 17, 1926, and October 8, 1931, respectively, and recorded in said office in Book 104, page 355, and Book 150, page 340, respectively, including what is shown as Lot No. 4 in Block 3 on page 155 of the Greater Greenville tax maps on file in the office of the Auditor of said county.

Hereby reserving, however, unto ourselves and our heirs and assigns forever a right of way over and across the premises hereby conveyed, on both sides of the sewer line now serving said stores and additions thereto, said easement to be of sufficient width to permit convenient entry thereon with vehicles, tools, equipment and materials; we and our heirs and assigns and our and their agents to have the right at any and all times to enter thereon for the purpose of repairing, adding to and replacing said sewer pipe and any renewals thereof. It is understood and agreed that said grantees assume the payment of all taxes on said premises for the year 1946.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantees and their heirs and assigns forever. And we do hereby bind ourselves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantees and their heirs and assigns against ourselves and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this 21st day of June, in the year of our Lord one thousand, nine hundred and forty-six, and in the one hundred and seventieth year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of  
F. B. Massingale  
L. O. Patterson

Jesse T. Hays (L.S.)  
Marie A. Hays (L.S.)

The State of South Carolina, )  
County of Greenville. )

Personally appeared before me L. O. Patterson and made oath that he saw the within named Jesse T. Hays and Marie A. Hays sign, seal and as their act and deed deliver the within written deed, - and that he, with F. B. Massingale, witnessed the execution thereof.

Sworn to before me, this  
21st day of March, A. D. 1946.  
F. B. Massingale (L.S.)  
Notary Public for South  
Carolina

L. O. Patterson