

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. P. Sorbet

in consideration of the sum of Twenty-Seven Hundred and 50/100 (\$2750.00) and assumption of mortgage indebtedness DOLLARS,

to me paid by W. Kenneth Foster

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said X

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the eastern side of Georgia Avenue and being shown as the northern portion of Lot No. 2 as shown on Plat recorded in Plat Book "E" at Page 257, and being more particularly described by metes and bounds, as follows:

BEGINNING at an iron pin on the eastern side of Georgia Avenue at the corner of Lot No. 3 now or formerly owned by J. W. Tallent and running thence with the line of said Lot N. 71 E. 177.7 feet to an iron pin on right-of-way of P. & N. Railway Company; thence with said right-of-way S. 9-30 E. 70 feet to an iron pin corner of other property of the grantor; thence in straight line through Lot N. 2 and 12.8 feet N. of line of Lot No. 1 S. 71 W. 178 feet to an iron pin on Georgia Avenue; thence with the eastern side of Georgia Avenue N. 9-30 W. 70 feet to the point of beginning.

Said premises being a portion of the premises conveyed to C. P. Sorbet by deed recorded in Volume 296 at page 301.

There is now located upon the rear of the lot above described an underground Septic Tank which is used by grantor for the benefit of the house located upon the lot herein above conveyed and other property owned by the grantor, and this conveyance is made subject to the right of the grantor to have said tank and lines remain upon the rear of the lot above described.

The grantor expressly reserves for himself, his heirs and assigns an easement of the above described lot together with the right of ingress and egress to go up on said land for the purpose of maintaining and operating the Septic Tank and lines connected therewith as the same are now located.

It is understood that the grantee shall have the right to use of the Septic Tank above referred to without charge and that said tank and lines will be maintained and kept in repair at the expense of the grantor herein or his assigns. Further it is agreed that when sewer lines are available in such manner so that the properties now served by the Septic Tank can be connected with sewer lines the easement herein above reserved will cease.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay a balance of \$2000.00 on mortgage held by the First Federal Savings & Loan Association.