

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, R. M. Caine

in the State aforesaid
in consideration of the sum of Thirty-one Hundred Fifty and no/100

DOLLARS,

to me paid by Walter L. Pickell, Jr.

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 Walter L. Pickell, Jr.

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

on the eastern side of Cleveland Street and having according to survey by Pickell & Pickell, Engineers, dated November 26, 1946, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of a five-foot concrete walk on the eastern side of Cleveland Street at a point 324 feet south of the center line of University Ridge and running thence S. 89-45 E. 125 feet to iron pin; thence S. 0-49 W. 20 feet to an iron pin; thence N. 89-45 W. 125 feet to an iron pin on the eastern side of said concrete walk; thence along the eastern side of said concrete walk N. 0-49 E. 20 feet to the point of beginning.

The above described lot of land is conveyed subject to the following restrictions and conditions:

(1) No building or obstruction shall be erected on the front portion of said lot for a distance of 24.5 feet beginning at a point on the eastern side of said five-foot concrete walk on the eastern side of Cleveland Street and running back in an easterly direction a distance of 24.5 feet.

(2) The grantor expressly reserves to himself and his heirs and assigns for the purpose of ingress and egress and for automobile parking a right-of-way on and across the above mentioned 24.5 feet, said ingress and egress being to and from Cleveland Street. *Refer to 332-448*

(3) The Grantor further conveys to the grantee an easement for purposes of light and air in and to a strip three feet wide beginning on the eastern side of said five-foot concrete walk and running a distance of 125 feet in a easterly direction between the southern edge of a building of the grantor and the property hereby conveyed to the grantee. *OK*

It is expressly understood that roof over-hangings and gutters of the present building of the grantor and of the building to be erected by the grantee are hereby excepted from this easement.

The above is a portion of Lot No. 2, Map 2 of Cleveland Terrace according to plat recorded in Plat Book I, page 86, R. M. C. Office for Greenville County, S. C., and is a portion of the property conveyed to me by R. O. Tuten, dated October 4, 1941, recorded in deed book 238, page 30.

For Release in connection with this Deed See Deed Book 305 page 28