

PARCEL NO. III

All that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Eastern side of Cleveland Street, being known and designated as No. 117 Cleveland Street, and being shown as Lot No. 2 on a plat prepared by Pickell & Pickell, Engineers, dated August, 1951, entitled "Property of Walter L. Pickell, Jr., Located in the City of Greenville, S. C.," and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Cleveland Street at the joint front corner of Lots Nos. 2 and 3, as shown on the above mentioned plat, and running thence along the common line of said Lot S. 89-45 E. 139.2 feet to an iron pin; thence S. 1-35 E. 22.7 feet to an iron pin; thence N. 89-45 W. 140 feet to an iron pin on the Eastern side of Cleveland Street; thence along the Eastern side of Cleveland Street N. 0-49 E. 22.7 feet to an iron pin, the beginning corner.

The grantor expressly reserves unto himself, his heirs and assigns, for the purpose of ingress and egress to and from Cleveland Street and for automobile parking, a perpetual easement on and across the front portion of Lot # 4 as shown on the aforementioned plat of property of the grantees, said lot being designated in this deed as Parcel No. I and also being known as No. 109 Cleveland Street. It is understood and agreed, however, that should the grantees or their heirs and assigns at any time erect a building on the front portion of said lot, then in that event, the easement herein reserved by the grantor shall cease and determine and the grantees, their heirs and assigns shall be thereby vested with full and unencumbered use of said property in the same manner as if such easement had never existed.

As part of the consideration for this conveyance the grantor herein conveys unto the grantees herein, and their heirs and assigns for the purpose of ingress and egress to and from Cleveland Street and for automobile parking, a perpetual easement on and across the front portion of that property lying immediately North of and adjacent to the property herein conveyed to the grantees, it being understood and agreed, however, that this easement shall cease and determine should the grantor, his heirs or assigns at any time erect a building in the area to which said easement is applicable. Should a building be so erected, then in that event the easement for which provision is hereby made shall cease to exist and the grantor, his heirs and assigns shall be thereby vested with full and unencumbered use of said property in the same manner as if said easement had never existed.

Grantee agrees to pay taxes for the year 1951

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said-----

Walter L. Pickell, Jr. and Miriam W. Pickell-----

their-----Heirs and Assigns forever.

