

Alester G. Furman, Deed to Markley Realty Company,

The State of South Carolina,  
County of Greenville,

KNOW ALL MEN BY THESE PRESENTS, That I, Alester G. Furman, in the State aforesaid, in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS, to me in hand paid at and before the sealing of these presents by MARKLEY REALTY COMPANY, a corporation organized under the laws of the State of South Carolina, (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 MARKLEY REALTY COMPANY, all those certain lots, pieces or parcels of land situate, lying and being in the State of South Carolina, in the City and County of Greenville, to wit:

First, that lot beginning at a stake on the west bank of Reedy River, thirty (30) feet above the site of the present dam supplying power for said corporation, and running thence S. 30-30 E. thirty (30) feet to said dam; thence S. 30-30 E. along the face of the stone wall constituting the west bank of Reedy River five hundred and eight and one-half (508½) feet to the line of the north-west side of the former Main Street bridge (recently replaced by a concrete bridge); thence along the line of such former bridge N. 36-30 E. two hundred and thirty-two (232) feet to a stake at a bend in Main Street; thence with Main Street N. 22-45 E. fifty-six (56) feet to a stake on said Street; thence following the line of said Street N. 20-30 E. one hundred and seventy-five (175) feet to a stake on the west side of Main Street and on the south side of a twelve foot alley; thence N. 69-30 W. with the south side of said alley one hundred and seventy-nine and three-quarters (179.75) feet to a bend in said alley; thence N. 67-18 W. (still along the south side of said alley) one hundred and seventy-nine and a quarter (179.25) feet to a stake on the east side of Jackson Street and on the south side of said alley; thence N. 69-24 W. fifty (50) feet to a stake on corner of land belonging formerly to Huguenot Mills; thence with said Huguenot Mill line S. 38-15 W. forty seven (47) feet to a stake on the east bank of Reedy River; thence across said River in a straight line to the beginning corner; the above courses and distances being taken from a plat made by J. E. Sirrine, whereon the bearings are based upon the magnetic meridian of July, 1894. this being the same tract of land which was conveyed to Markley Hardware and Manufacturing Company by H. C. Markley July 1st, 1905. See deed recorded in Office of Register of Mesne Conveyance in Book O. O. O. page 331.

Second, that lot beginning at a point on the South Bank of Reedy River about eleven (11) feet more or less, below the dam hereinabove referred to and running thence N. 30-30 W. forty-one (41) feet to a stake; thence N. 22-8 W. nineteen (19) feet to a stake; thence S. 63-30 W. approximately twenty (20) feet to the center of the track of the Charleston & Western Carolina Railway; thence with the center of said track in a southeasterly direction approximately sixty-five (65) feet to a stake on the line between lots Nos. 16 and 17 on the plat hereinafter referred to; thence N. 62-45 E. approximately twenty (20) feet to the beginning corner; thence being the same lot of land conveyed to the said Markley Hardware and Manufacturing Company by C. E. Hatch, November 3, 1906. See deed recorded in the office of said Register in Book T. T. T., page 118.

Third, that lot beginning at a point on the South Bank of Reedy River, about eleven (11) feet, more or less, below the dam hereinabove referred to (being the point of beginning in the description of the second lot) thence with first lot S. 30-30 E. to the north side of Rhett Street; thence with said Rhett Street S. 48-55 W. approximately twenty-seven (27) feet to the center of the track of the Charleston & Western Carolina Railway; thence with the center of said track in a northwesterly direction approximately sixty (60) feet to a stake on the line between lots Nos. 16 and 17 on the plat below referred to; thence along said line between said two lots N. 62-45 E. approximately twenty (20) feet to the beginning corner; this being the same lot of land conveyed to said Markley Hardware and Manufacturing Company by Wm. T. Wood, November 3rd, A. D. 1906. See deed recorded in Office of said Register in Book T. T. T., page 119.

It being understood and agreed that the lands hereinabove described are subject to all the rights, privileges, franchises and easements vested in Charleston and Western Carolina Railway Company by and under a deed of conveyance executed to said Railway Company by H. C. Markley, bearing date December, 4, 1902, and recorded in office of said Register on the 5th day of January, A. D. 1903 in

Book "JJJ" of Deeds, at page 222, and also under and by a certain agreement with said railway company executed by the said Markley Hardware and Manufacturing Company et al, bearing date the 1st day of November A. D. 1906, and recorded in said office on the 7th day of December, A. D. 1906, in Book "QQQ" of Deeds, at page 104, and also that the third tract of land hereinabove described is subject to the sever rights and easements therein reserved by the said Wm. T. Wood in his said deed recorded in Book "TTT" of deeds, at page 119; and also that the said twelve foot alley running from Main Street to Jackson Street, north of the property hereby conveyed, shall forever remain open and unobstructed;

Fourth, all the buildings situate on said lands, and the water-flume, water-wheel and shafting on said premises, but no machinery, appliances or tools, whether or not they would, in the absence of this reservation, be ordinarily regarded as fixtures,

The plat which shows the second and third lots described above, was made by J. E. Sirrine in February 1895, and recorded in the office of said Register in Deed Book "ZZ" at page 482,

The above described land is the same conveyed to me by Markley Hardware and Manufacturing Company on March 21st 1911, and it is hereby specifically understood and agreed that said Markley Realty Company assumes the payment of the mortgage given by me to said Markley Hardware and Manufacturing Company on said March 21st 1911, for fifty thousand dollars, the remainder of the purchase money.

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 MARKLEY REALTY COMPANY, its successors and Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said MARKLEY REALTY COMPANY, its successors, and assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 24th day of March in the year of our Lord one thousand, nine hundred and eleven, and in the one hundred and thirty-fifth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
D. S. Cattino,  
Wm. G. Sirrine,

Alester G. Furman, (L.S.)