

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

Whereas on the 3rd day of December, 1945 Hext M. Perry, as Trustee conveyed to within described lot to Henry B. McKoy Company, a partnership composed of Henry B. McKoy and H. C. Helgerson, by deed recorded in the R. M. C. Office for Greenville County in Deed Book 283, page 420, and

Whereas since the purchase of said lot the partnership has been incorporated under the name of McKoy-Helgerson Company, now Therefore,

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Henry B. McKoy Company, a partnership composed of Henry B. McKoy and H. C. Helgerson, and also McKoy-Helgerson Co.,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Eight Thousand and no/100 (\$8,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto William J. Davis, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Souci, about 2 miles north of the City of Greenville, and being known and designated as the greater portion of Lot No. 11 of the Perry property as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book I, at page 150, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of a 5-foot sidewalk strip running along Ethelridge Drive at the corner of Lot No. 12, and running thence along the northern edge of said sidewalk, S. 77-55 W. 60 feet to an iron pin at the corner of Lot No. 10; thence along the line of said Lot No. 10, N. 5-36 W. 151.9 feet to an iron pin 15 ft. from rear corner of said lot; thence parallel with the rear line of Lot No. 20, N. 80-00 E. 60 feet to an iron pin at a point 15 feet from the rear corner of Lot No. 12; thence along the line of said Lot No. 12, S. 5-33 E. 149.7 feet to an iron pin at the beginning corner.

The grantee is to pay taxes for the year 1947.

The above lot is shown on the Township Block Book at Sheet No. 169, Block 1, Lot No. 12.

The above description covers all of Lot No. 11, except a strip 15-feet wide across the rear thereof which the grantors herein retain to themselves. It is understood and agreed, however, that the grantee herein shall have the right of ingress and egress across the afore-said 15-foot strip reserved from the rear of Lot No. 11, and also across a similar 15-foot strip reserved from the rear of Lot No. 12, to be used by the grantee, jointly with other interested parties, as a right-of-way to and from Beacon street to the rear of that portion of Lot No. 11 herein conveyed, said easement to be for the use and benefit of the grantee herein, his heirs and assigns forever.