

D.B. Traxler,

DEED TO

Realty Corporation

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, D.B. Traxler

16.75
66
100.50
100.50
110.50

1154
1154

in the State aforesaid

in consideration of the sum of

Twelve thousand Dollars and other good and valuable consideration

XXXXXX

to me in hand paid

at and before the sealing of these presents by Realty Corporation, a corporation chartered under the laws of the State of South Carolina, with its principal place of business in the City of Greenville, County of Greenville

(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

Realty Corporation, a corporation All that certain tract of land situate at Paris Station in the County of Greenville, State aforesaid, and having the following lines, courses and distances BEGINNING at a stake centre of main line of the Southern Ry. Company and running thence with said Main line N. 55° 30' E. 18.59 to a stake, centre of said main line; thence N. 75° W. 38.75 to a stake on or near Paris Mt. Water main; thence S. 21° 30' W. 16.75 to stake; thence S. 72° 40' E. 16.88 to the beginning point. Subject, however, to the right of way of the Southern Ry. Company, and of the Greenville, Spartanburg and Anderson Railway Company, and National Highway, and excepting the gin house lot heretofore sold to T.M. and W.R. Groce, said lands containing 38.10 acres, more or less. Being the lot of land conveyed to me by Mrs. Hallie C. Mooney by deed dated Jan. 1, 1913, and which is recorded in the R.M.C. office for Greenville County in Book 24, page 4.

Also that certain other tract of land situate in the County and State aforesaid, said tract being the tract conveyed to me by D.T. Smith by deed dated Jan. 15, 1913, which is of record in the R.M.C. office for said County in Book 24, page 265, and having the following metes and bounds, to wit: BEGINNING at an iron pin on Augusta Road, corner of Dr. Davis Furman, and running thence with Augusta Road, along the following courses; N. 28° 30' W. 10.50; N. 14° 45' W. 13.62; N. 21° W. 3.50; N. 31° 15' W. 15.50; N. 36° 45' W. 13.50; N. 33° 15' W. 5.00; N. 25° W. 5.85 to iron pin corner of land reserved by D.T. Smith; thence leaving Augusta Road N. 64° 15' E. 49.50 to an ash on the eastern bank of Reedy River; thence down River to stake (formerly maple gone) on the eastern bank of said River; thence N. 61° 30' E. 5.00 to stone, corner of Tully Babb's land; thence with line of said Babb, S. 27° 30' E. 32.75 to stone; thence N. 67° E. 2.25 to stone; thence S. 27° 30' E. 5.80 to stone; thence S. 67° W. 1.85 to stone on River; thence down River to stake, corner of land of Dr. Davis Furman; thence with line of Dr. Davis Furman, S. 64° 15' W. 47.28 to the beginning corner. Containing three hundred and sixty nine and 1/4 (369 1/4) acres, more or less, and being part of the lands conveyed to D.T. Smith by Thos. P. Smith by deed dated Aug. 20, 1885, and recorded in the R.M.C. office for Greenville County in Book "QQ" at page 851.

Together with the rights, privileges and easements conveyed by the said deed to me, the said D.B. Traxler, in and through the lands of the said D.T. Smith lying to the north of the said last mentioned tract, to wit: The right and privilege, in case should be determined to subdivide the last mentioned tract, to lay out Streets and roadways, through the same, then and in such case to extend the said streets or roadways through the lands of the said D.T. Smith and to grade and maintain the same and also the right to lay out or cause to be laid out pipes for sewage, water and gas and to erect or cause to be erected in or near said roadways or streets, poles or wires for the purpose of transmitting electric power and for telephoning and lighting purposes and the right to construct and maintain a line or lines of street railway along and over any of said streets, and the right to make cuts and fills and to do all other acts that may be necessary for said purpose, and the right to grant or lease to others any of the said rights or privileges.

The conveyance of the tract of land first described is subject to a mortgage made by the said D.B. Traxler to Mrs. Hallie C. Mooney which mortgage is of record in this County, and the conveyance of the last described lot of land is subject to a mortgage made by the said D.B. Traxler to D.T. Smith which mortgage is recorded in the R.M.C. office for said County. And the grantee herein does as part of the consideration of this conveyance agree to pay off and discharge said mortgages and relieve the said D.B. Traxler from all liability hereunder.