

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That The Minter Homes Company

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 Ten DOLLARS,

and other valuable considerations

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 D.B. Traxler and V.S. Bradley

All that certain tract of land situate at what was formerly known as Camp Sevier, in the County of Greenville, State of South Carolina, having the following metes and bounds, to-wit: Beginning at an iron pipe 4.6 ft. north of the center of the south bound main track of So. Ry. Company and at western edge of a concrete road and running thence S. 4-43 W. with the western edge of said road to its junction with another concrete road known as Warehouse Court and across said Warehouse Court, 305 ft. to a stake at the southern side of said Warehouse Court; thence S. 53-00 W. with the south side of said Court and along a straight line beyond the end of said Court, 1453.8 ft. to a stake in line of Croce; thence with Croce's line N. 28-18 W. 237.2 ft. to a stake in railway right of way; thence N. 53-21 E. 1546 ft. to the beginning corner, containing Eight and thirty-one hundredths (8.31) acres, more or less, and being a portion of the land conveyed to the Grantor by B. Perry Edwards. Together with the right, so far as the Grantor herein can rightfully convey the same, to use the sidetrack passing over other lands of the Grantor and connecting with the Southern Ry. main line immediately east of the eastern boundary of property covered by this deed and leading to the side tracks situate on the property herein conveyed, provided, however such use shall be in a reasonable and proper manner and with due regard to, and so as not to unreasonably or unnecessarily interfere with the use thereof by the Grantor, its successors or assigns. And together with the right so far as the Grantor can rightfully convey the same to tap water main or pipe line belonging to the Grantor herein and running through the land herein conveyed and any renewals or replacements thereof and to take therefrom such water as may reasonably be required by the Grantees for use upon the land herein conveyed and to connect with the electric power wires, and the renewals or replacements thereof, extending across the land herein conveyed to the other lands of the Grantor and to string or build on the poles and towers belonging to the Grantor, and along the right of way belonging to the Grantor, any additional wires which may become reasonably necessary and to take such electricity or electric power as may reasonably be required by the grantees for lighting purposes upon the land herein conveyed. Provided, however the rights herein granted shall be exercised only at the expense of the Grantee and in conformity with the rules and regulations of the persons, corporations or organizations furnishing water and electricity and only in a reasonable and proper manner with due regard to the rights and requirements of the Grantor and so as not to interfere with the supply of water or electricity required by the Grantor, its successors or assigns. Should it be necessary or expedient at any time for the Grantees to take water or electricity at such a point or in such a manner that the same shall first have passed through the meter of the Grantor or shall have been charged to the Grantor or the Grantor be responsible for the charges therefor then, and in any such case, the Grantor may at any time require of the grantee security satisfactory to the Grantor for the payment by the Grantees of the charges for the water or electricity consumed by them and may promulgate from time to time other reasonable rules and regulations and the giving of such security and the observance of such rules and regulations shall be a condition precedent to the exercise or continuance of the rights herein granted.

The Grantor herein reserves unto itself, its successors and assigns, the right to use in a reasonable and proper manner the railway side tracks located on the land herein conveyed and connecting with the tracks of the other lands of the Grantor and any replacements or relocations thereof and also a right of way over and across the land herein conveyed for such water pipes or mains as may be reasonably required by the Grantor, its successors or assigns, whether as now located or as they may be reasonably located or re-located hereafter and all renewals, replacements and enlargements thereof and additions thereto and a right of way for such electric and telephone wires, poles and towers as may be reasonably required by the Grantor, its successors and assigns, whether as now located or as they may be reasonably located or re-located hereafter and all renewals, replacements and enlargements thereof and additions thereto with the right to enter upon the land herein granted from time to time for the purpose of building, inspecting, repairing, altering, replacing, renewing and re-locating, such pipes, wires, poles, towers or other instrumentalities in connection therewith and for the purpose of severing the connections of the Grantees in the event the Grantees should fail to observe the limitations, and conditions hereinabove set forth.

The Grantor excludes from this conveyance and reserves unto itself the ownership and control of the pipes, wires, poles and towers now on said granted premises and leading to the other lands of the Grantor and any replacements or renewals thereof. This conveyance is made subject to the rights of way of the Southern Ry. Co. and the Atlanta & Charlotte Airline Ry. Co., and subject to all limitations and reservations in favor of the several grantors in the various conveyances to The Minter Homes Company, including the deeds from B. Perry Edwards, recorded in Vol. 69, page 21; from Ora L. Rinley, recorded in Vol. 69, page 29; from B. Perry Edwards, et al., recorded in Vol. 69, page 54; from Robt. J. Edwards, recorded in Vol. 68, page 187; from B. Perry Edwards et al., recorded in Vol. 66, page 189; from W.M. Stensell, recorded in Vol. 63, page 535; from T.M. Groves, recorded in Vol. 60, page 243; from W.R. Croce, recorded in Vol. 60, page 204; and from T.M. Ballinger et al., recorded in Vol. 68, page 156.

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 grantee hereinafter named, and their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this the 1st day of October in the year of our Lord one thousand nine hundred and twenty and in the one hundred and forty five year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Rowland A. Harper, H.C. Williams, The Minter Homes Company, By J.B. Knight, Treasurer, and H.R. Daniel, Secty. & Aud.

Revenue Stamps Cancelled, \$ 21 and        cents.

STATE OF SOUTH CAROLINA, County of Greenville and made oath that        he saw

PERSONALLY appeared before me Rowland A. Harper as Treasurer and J.B. Knight as Secty. & Auditor

of The Minter Homes Company a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that        he with H.C. Williams witnessed the execution thereof.

SWORN to before me, this 3 day of November A. D. 1920

H.C. Williams (SEAL) U.S. Commissioner (Impression) Recorded November 24 1920

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