

State of South Carolina
 County of Greenville
 I, now all men by these presents, that I, Albin H. Deard, of the County of Wade, and State of Florida, in consideration of the sum of Ten Dollars (\$10.00) the receipt whereof is hereby acknowledged, and in consideration of the assumption of mortgage as herein after described, mortgage which the Grantee herein hereby assumed and agrees to pay as a part of the consideration, I have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Albin H. Deard
 All those three (3) certain lots of land situate on the South side of East Washington Street in the City of Greenville, State and County aforesaid, known and designated as Lots 3, 4 and 4 on plat of Cass Realty Co. property, recorded in A. M. C. Office for Greenville County in Plat Book C. Page 34, and having the following metes and bounds to wit: Beginning on the South side of East Washington Street at point corner of Lots 1 and 2 and lot building now occupied by Express Company, being 10.5 feet from Spring Street, and running S. 70° E. 49.5 feet to stake corner of [redacted] property being 101.6 feet from Limestone Street; thence [redacted] S. 20° E. 100.6 feet to alley; thence with said alley N. 20° W. 49.5 feet to corner of [redacted] at the corner of 3-story brick building [redacted] mentioned; thence with line common to [redacted] and 2 along the outer edge of brick wall of said three story brick building; N. 20° E. 101.6 feet to the beginning corner.
 Together with all interest of the Grantor in the wall now standing along the dividing line between Lot 4 and the property of [redacted] above mentioned. Together with the right to join on to the wall of the buildings now standing on Lot 1, along the dividing line between said Lot and the land herein conveyed, to a height not exceeding 14 ft. 6 in. above the present level of the sidewalk on the South side of East Washington Street in front of said property.
 Reserving unto Cass Realty Co. for benefit of Lot 1 an easement of light and air over

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and across Lot 3; this conveyance being made upon condition, which is hereby declared to be a condition subsequent, that no building shall be erected to a height exceeding 14 ft. 6 in. above the present level of the sidewalk on the South side of East Washington Street adjacent to said property within nine (9) feet of the eastern line of said Lot 1 during a period of fifty (50) years from Sep. 25-1919. It being the intention that during the said period said space shall always remain open and unobstructed above the said height of 14 ft. 6 in. for the benefit of the building now standing and of any building which may hereafter be constructed on Lot 1.
 There is an agreement contained in the deed of Cass Realty Co. recorded in Vol. 53, page 341, having reference to the above described property and this conveyance is made subject to said agreement, the same being made a part hereof. The grantor herein does convey to the grantee herein all rights, title and interest in and to said agreement and the grantee will execute and perform the terms thereof. The property conveyed herein is the same deed to Alberta J. Hildes by H. D. Parrish and T. C. Jones by deed dated Apr. 1, 1923, and recorded in Book 102 Page 11, A. M. C. Office for Greenville County.
 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 said premises before mentioned unto the said Albin H. Deard, his heirs and assigns forever, Subject, however, to a mortgage for Twenty-two Thousand Five Hundred Dollars (\$22,500.00) held by Lester L. Furman, dated January 3, 1927, bearing seven per cent interest and recorded in mortgage Book 184 Page 115, A. M. C. Office for Greenville County, which the grantee Albin Deard assume and agree to pay.
 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 Albin H. Deard his heirs and assigns against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof except

One.