

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS, That Pyramid Life Insurance Company, a corporation chartered under the laws of the State of North Carolina, and having its principal place of business at Charlotte in the State of North Carolina, for and in consideration of the sum of One Hundred Dollars and other valuable considerations, to it in hand 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 Park Realty Corporation, a South Carolina corporation, the following described real estate:

All of that certain piece, parcel or lot of land situate, lying and being in Greenville County, Cleveland Township, State of South Carolina on the waters of Saluda River, containing 104 acres, more or less, and bounded by lands of Mt. Lake Colony, Mary Talley, Nancy Ferguson and T. O. Lawton, et al, which property is known as Pioneer Park property as will appear by plat thereof prepared by Dalton and Neves, Engineers, and recorded in the R. M. C. O. for Greenville County in Plat Book "G", page 80, the Eastern line of which property is fixed by agreement as shown on the plat prepared by said Engineers, in February 1926, and recorded in R. M. C. O. for Greenville County in Plat Book "G", page 75. Said property having, according to said plats, the following metes, bounds, courses and distances:

Beginning at a Hickory, common corner of lands of Mountain Lake Colony, Sloan and Pioneer Park Property, and running thence N. 2-15 W. 605 feet to an iron pin, which iron pin is designated as "D" on said plat showing the Eastern boundary as agreed upon and is the Northeast corner of Lot No. 90 on the plat showing the Pioneer Park subdivision, and running thence with the line of Mountain Lake Colony Lands, which line is designated by a dotted line on said plat recorded in Plat Book "G", page 75; N. 66-36 W. 24.2 feet to an iron pin on the East side of Lake Drive, which point is designated as "C" on said plat recorded in Plat Book "G", page 75, and in the Northwestern corner of Lot No. 90 as shown by said Pioneer Park Plat; running thence in a Northerly direction with said Lake Drive to a stone designated as "B" on said plat recorded in Plat Book "G" page 75, thence in a Northerly direction with the center of said Lake Drive as the line shown and designated on said plat as "New line of both properties as agreed upon by owners" to an iron pin designated as "A" in the center of the entrance drive leading from the Geer Highway to the lands of Pioneer Park; thence in a Northerly direction to a point on the North side of said entrance drive or Hagood Road, and running thence with the Northern line of said Hagood Road as shown on the plat of Pioneer Park to a point opposite the Northwestern corner of Lot No. 1 as shown on said plat; thence in a Southerly direction crossing said road to the Northwest corner of Lot No. 1; thence with the line of said lot and beyond S. 6.25 E. 192 feet to an iron pin; thence S. 21 E. 107 feet to a White Oak; thence S. 23-15 E. 859 feet to a stone; thence S. 21-25 E. 500 feet to a stone; thence N. 65-30 E. 1009 feet to a Hickory, the beginning corner.

With the exception, however, of lots Nos. 1-14, 38-47, 55-62, 72-78, 106-181, heretofore conveyed to Park Realty Company and lots Nos. 15, 21, 24, 25, 26, 27, 28, 32, 33, 37, 49, 81, 86, 87, 88, 99 and 100 which have been heretofore conveyed from the tract of land above described.

This conveyance is made subject to the following:

1. Right of way granted to Duke Power Co. by Pyramid Life Insurance Co., April 30, 1937, recorded in Book 190, page 444.
2. Easement granted by T. Oregon Lawton to Pioneer Life Insurance Company February 1, 1930, recorded in Book 128, page 473, for use of water from spring on land owned by T. Oregon Lawton in Pickens County.
3. Easement granted by J. D. Poteat, as Trustee, to Pioneer Life Insurance Company for erection of water wheel, mill race, grist mill and electric power plant, dated December 31, 1929 recorded in Book 128, page 24.

4. Easement granted by J. D. Poteat, as Trustee, to City of Greenville for pipe line for water, dated July 17, 1925, recorded in Book 120, page 42.

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 hereinabove named, and its successors 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 hereinabove named; and its successors 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 31st day of July, in the year of our Lord, one thousand nine hundred and thirty-seven and in the one hundred and sixty-first year of the Sovereignty and Independence of the United States of America.