

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Park Realty Corporation, 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 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 Lakemont, Incorporated, 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 sub-division, 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 North-western 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. 1078 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. 15, 21, 24, 25, 26, 27, 28, 32, 33, 37, 49, 81, 86, 87, 88, 95, 96, 99, 100, 103 and 104 which have been heretofore conveyed from the tract of land above described.

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, near the Geer Highway on the corner of Hagood Road and Howard Street and being known and designated as Lot No. 207 of the Pioneer Park property as shown on a plat thereof recorded in Plat Book "G", at page 82, R. M. C. Office for Greenville County, and reference is hereby made to said plat for a more particular and definite description.

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.

This conveyance is made subject to the lien of that certain Real Estate Mortgage dated the 2nd day of August, 1937, in the amount of \$37,750.00 payable to Pyramid Life Insurance Company, a North Carolina corporation, which is recorded in Real Estate Mortgage Book 195, at page 238, in the office of the R. M. C. for Greenville County, South Carolina, which indebtedness the party of the second part hereby assumes and agrees to pay as part of the consideration for this conveyance.