

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Clara W. Garrett

in the State aforesaid,

in consideration of the sum of

Dollars

Seven Hundred and no/100

to me

in hand paid

at and before the sealing of these presents by Traxler Real Estate Company & Corporation

(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

Traxler Real Estate Co. and its successors forever: All those certain pieces, parcels or lots of land situate, lying and being on the south side of 8th. avenue, in Judson Mills No. 2 Village in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1 and 16 of Block D as shown on a plat of Judson Mills No. 2 Village made by Dalton & Neves, Engineers, in March, 1939, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book K at pages 1 and 2, and having according to said plat, the following metes and bounds, -to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of 9th. Avenue and 8th. Avenue, and running thence with the east side of 9th. Avenue S. 9-14 E. 146 feet to an iron pin; thence with the line of Lot No. 2 of Block D. N. 80-46 E. 84 feet to an iron pin; thence with the line of Lot No. 15 of Block D. N. 62-35 E. 76.6 feet to an iron pin on the west side of 8th. Avenue; thence with the west side of 8th Avenue N. 26-05 W. 130 feet to an iron pin; thence continuing with the south side of 8th. Avenue S. 79-38 W. 119.5 feet to the beginning corner.

Rights-of-way and easements over and through the tract of land, of which the above lot is a part, have been granted to Greater Greenville Sewer District Commission and to Parker Water & Sewer Sub-district to be used for the purpose of laying and maintaining sewer and water pipe lines through said land and along the streets and roads, and easements have been granted to Duke Power Company to be used for placing and maintaining lines for the transmission of electricity over and across said land and along the streets and roads and this conveyance is made subject to said easements in so far as they may affect the lot conveyed: The Grantor reserves to itself the right to keep and maintain in proper order water pipe lines, sewer pipe lines, electric light and power lines leading to or from its mill buildings and the land surrounding said buildings which is being retained by the grantor, and water lines running from its wells located north of the Judson Mills No. 2 Village to Judson Mills No. 1 Village and plant. The grantor further reserves to itself, its successors and assigns, all water pipe lines, valves, fittings, hydrants, and other apparatus used in connection with, and forming a part of, the water distribution system of Judson Mills No. 2 Village, which may be located upon the lot herein conveyed, but granting and not reserving all house lines, together with the right, privilege and easement in perpetuity to go upon the land for the purpose of maintenance and operation of said water pipe lines, as same are now located, to remove and relocate said lines so as to run in or along the streets, and to operate and maintain the lines as so relocated.