

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WHEREAS, Greenville Investment Company on or about December 1, 1917, conveyed to Riverside Land Company the land and property hereinafter described by deed duly executed by its authorized officers and sealed with its corporate seal; and

WHEREAS, said deed was lost or misplaced before being recorded in the R. M. C. Office for Greenville County and cannot now be found;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Greenville Investment 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 premises hereinabove referred to and the sum of Ten (\$10.00) Dollars 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 Riverside Land Company, its successors and assigns:-

(1) All that piece, parcel or tract of land in the County of Greenville, State aforesaid, in Paris Mountain Township, on the northwest side of the Paris Mountain Road, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of the Paris Mountain Road, corner of the Holiness Church lot, and running thence with the line of the lot of said Church, N. 27 $\frac{1}{2}$ W. 351.8 feet to corner of land now or formerly of J. E. Beattie; thence with Beattie's line N. 57 W. 514.8 feet to a stone; thence continuing with Beattie's line S. 43 W. 1148.1 feet to a stake, corner of land conveyed by the grantor to M. A. Smith by deed dated July 6, 1910; thence with Smith's line S. 41 $\frac{1}{2}$ E. 475 feet to a stone on the northwest side of Paris Mountain Road; thence with the northwest side of Paris Mountain Road the following courses and distances: N. 55-1/3 E. 90 feet, more or less, to a bend in said road; thence N. 57 E. 359.7 feet to a bend; thence N. 61 E. 122.1 feet to a bend; thence N. 62 $\frac{1}{2}$ E. 419.1 feet to a stone at bend; thence N. 65 $\frac{1}{2}$ E. 271.92 feet to the beginning corner. The above described tract of land is the same as those three tracts of land conveyed to the grantor by deed of Kincaid Furman, dated August 3, 1907, and recorded in the R. M. C. Office for Greenville County, in Deed Book VVV, page 462, by deed of Kincaid Furman, dated July 15, 1908, recorded in the R. M. C. Office for Greenville County, in Deed Book ZZZ, page 49, and by deed of John P. Batson, dated January 7, 1909, recorded in the R. M. C. Office for Greenville County, in Deed Book ZZZ, page 500; less, however, a tract containing 4 acres conveyed by the grantor to M. A. Smith, by deed dated July 6, 1910, and recorded in the R. M. C. Office for Greenville County, in Deed Book XXX, page 140. The tract of land herein conveyed and hereinabove described contains 18 acres, more or less.

The conveyance of the above described tract of land is subject, however, to the following restrictions: That a strip of land, part of the above described tract, which fronts on Paris Mountain Road 100 feet and extends to a depth of approximately 350 feet bordered on the north by the Holiness Church lot and which has been heretofore used for cemetery purposes, shall be used only for such purposes.

(2) All that piece, parcel or lot of land in the State and County aforesaid, on the southeast side of Perry Road, and having the following metes and bounds, according to a plat of Sans Souci Annex, recorded in the R. M. C. Office for Greenville County, in Plat Book C, page 29:-

BEGINNING at a point on the southeast side of Perry Road, corner of land formerly of Mrs. Mary Furman, and running thence with Perry Road, S. 42-40 W. 308.4 feet, more or less, crossing Taylor Street to corner of Lot No. 6 on said plat; thence S. 56-40 E. to a branch; thence up said branch along the meanders thereof to land formerly of Mrs. Furman; thence with Mrs. Furman's line N. 56-40 W. to the beginning corner; less, however, Lots No. 1, 2, 3 and 4, fronting 228.4 feet on Perry Road, heretofore conveyed by the grantor to E. C. Dye, by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 25, page 182. This conveyance is subject to the right-of-way given by the grantor to the G. S. & A. Railway, by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 15, at page 74. The above described tract of land was conveyed to the grantor by deed of Kincaid Furman, dated August 3, 1907, and recorded in the R. M. C. Office for Greenville County, in Deed Book VVV, page 462.

(3) All those pieces, parcels or lots of land in Greenville County, State aforesaid, described on a plat of Riverside Farms made by P. H. Foster, Surveyor, in August, 1907, as Lots 20, 21, 32, 34, 35, 36, 37, 38, 39, 41, 53, 54, 65 and the eastern half of Lot 31 of Riverside Farms, said lots being more particularly described as follows:

LOTS 20 and 21: BEGINNING at an iron pin on the south side of Edgemont Road, joint corner of Lots No. 19 and 20, said iron pin being 570.8 feet west of the southwest corner of the intersection of Edgemont Road and North Street, and running thence with the curve of Edgemont Road in a northwesterly direction approximately 403 feet; thence continuing with Edgemont Road 300 feet to joint corner of Lots No. 21 and 22; thence with the line of Lot No. 22 S. 57 W. 572 feet, joint rear corner of Lots No. 21 and 22; thence S. 56-39 E. 893 feet to a stone in the western line of Lot No. 19; thence with the western line of Lot No. 19, N. 33-40 E. 331 feet to the beginning corner.

EASTERN HALF OF LOT NO. 31 and LOT NO. 32: BEGINNING at a point on the north side of Edgemont Road 395 feet west of the northwest corner of the intersection of Edgemont Road and Hill Street, and running thence with the north side of Edgemont Road 450 feet to a point in the front line of Lot No. 31; thence in a northerly direction through the middle of Lot No. 31 approximately 460 feet to a point in the rear line of Lot No. 36, said point being 152.4 feet east of the northeast corner of Lot No. 30; thence with the rear line of Lots No. 35 and 36, 457.4 feet to a point in the line of Lot No. 36, joint corner of Lots No. 32 and 33; thence with the line of Lot No. 33, 379.8 feet to the beginning point.

LOTS NO. 34, 35, 36, 37, 38 and 39: BEGINNING at the northwest corner of the intersection of Hill Street and Columbia Avenue, and running thence with the north side of Columbia Avenue 574 feet to an unnamed 28 foot street; thence with said 28 foot unnamed street in a northwesterly direction and with a slight bend therein 2484.4 feet to a point, joint front corner of Lots No. 38 and 40; thence with the line of Lot No. 40 in a southwesterly direction 575 feet to the joint corner of Lots No. 39, 40, 26 and 27; thence with the rear lines of Lots No. 27, 28 and 29, 971 feet to a point; thence with the rear line of Lots No. 30, 31, 32 and 33 in a southeasterly direction 1151.9 feet to the beginning corner.