

TITLE TO REAL ESTATE

3577 PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. C. Pearce, Jr.,

in the State aforesaid.

in consideration of the sum of Thirteen thousand five hundred no/100

DOLLARS

to me paid by W. D. Dodenhoff Co., Inc.

in the State aforesaid, (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 W. D. Dodenhoff Co., Inc.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

about six miles west of the City of Greenville, on Saluda River, containing 12 acres, more or less, being a portion of the old Hattie Cunningham Farm, and having the following metes and bounds according to survey by W. J. Riddle, May 5, 1941;

Beginning at a stake on the east bank of Saluda River (corner of land owned by Mrs. Louise J. Earle), and running thence along the bank of said river as the line by a traverse line as follows: S. 15 W. 117 feet to bend; thence S. 25-0 E. 108.5 feet to bend; thence N. 75-30 E. 161 feet to bend; thence S. 61-0 E. 253 feet to bend; thence N. 76-15 E. 166.2 feet to a bend; thence S. 55-0 E. 39 to a bend; thence S. 1-0 W. 75.4 feet to a bend; thence S. 14-10 W. 81 feet to a bend; thence S. 26-30 E. 92.3 feet to a point on a large rock at the intersection of a branch and said river; thence along the center of the branch as the line and still having a traverse line as follows: N. 60-0 E. 45 feet to a bend; thence N. 33-30 E. 97.5 feet to bend; thence S. 71-0 E. 180 feet to bend; thence S. 60-15 E. 142 feet to bend; thence S. 77-30 E. 182.5 feet to bend; thence S. 49-0 E. 134 feet to bend; thence S. 81-45 E. 175.3 feet to point in branch opposite an iron pin; thence N. 7-45 E. passing over said iron pin at 9 feet and running 498 feet to an iron pin on old line; thence along said line N. 82-15 W. 1529 feet to the point of beginning.

Together with the right to construct and maintain a dam, with a maximum height of ten feet across the branch running between the tract of land above described and other property of Cherry Investment Company at the point indicated on the plat of W. J. Riddle, Surveyor, dated May 5, 1941, together with the right to overflow or back the water up said adjacent property of the grantor, resulting from the construction and maintenance of said dam.

Also, together with the right and privilege to use a certain driveway or roadway as a private driveway or roadway for the purpose of ingress and egress to the tract of land hereinabove described, said driveway or roadway starting at the northeast corner of the tract of land now or formerly owned by P. C. Gregory, Jr., on the east side of Saluda River conveyed to the said P. C. Gregory, Jr. by Louise Y. Earle by deed recorded in book 251, page 56, R. M. C. Office for Greenville County, South Carolina, and to run from the northeast corner of said tract in a southerly direction along the eastern line of said tract 16 feet in width for a distance of approximately 500 feet and then said roadway runs in a southwesterly direction and thence in a southerly direction to the property hereinabove described. Said roadway is now established and has been in existence for approximately two years.

Plat recorded in plat book N, page 149, R. M. C. Office.

Also all house furnishings; also my Philippine mahogany motorboat, boat house, piers and improvements incidental thereto.

The grantee assumes and agrees to pay the State and County taxes for the year 1946.