

TITLE TO REAL ESTATE—G.T. 261

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Hazel Jackson Scott, of Greenville,

In the State aforesaid,

In consideration of the sum of

Two Thousand, Eight Hundred and no/100 (\$2,800.00)

Dollars

to me

in hand paid

at and before the sealing of these presents by

Ed. C. Curdts,

(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

Ed. C. Curdts, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, on the northeast side of Augusta Road, and being known and designated as the greater portion of Lot No. 94, of a subdivision known as Crescent Terrace, as shown on plat of the property of Poinsett Realty Company as recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 137, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Augusta Road, joint corner of Lots 93 and 94, and running thence along the line of Augusta Road, N. 46-21 W. 50.5 feet, more or less, to an iron pin; thence along the line of 20.3 foot lot retained by grantor, and extending along the center of the brick wall of the building located thereon, now occupied by Roy's Drug Store, N. 43-39 E. 200 feet to an iron pin; thence S. 46-21 E. 50.5 feet, more or less, to an iron pin, joint rear corner of Lot No. 93 and 94; thence along the joint line of said lots, S. 43-39 W. 200 feet to the beginning corner. Being a portion of the lot conveyed to me by Louis Sherfessee by deed dated August 12, 1937, and recorded in the R. M. C. Office for Greenville County in Vol. 199, page 376.

The above description is intended to include one-half of the 12" brick wall now constructed upon the lot retained by the grantor herein, and the right and privilege is hereby expressly granted unto the said Ed. C. Curdts, his heirs and assigns, to extend the wall in the rear to any depth necessary for his purposes, constructing the wall so as to lie 6 inches upon his lot and 6 inches upon the lot of the grantor, so that said wall shall be a joint and party wall for any and all purposes. And the right is hereby expressly granted unto the said Ed. C. Curdts, his heirs and assigns, to increase the height of said present wall so as to construct a two-story building upon the lot herein conveyed to him, and should he so increase the height of said wall, the addition thereto shall be constructed immediately over the present wall, and shall be of the same thickness, and the grantor herein shall have full and complete rights unto herself and her heirs and assigns, to tie onto said wall should she desire to increase the height of the building now owned by her, said wall being a party wall for all purposes, and no further consideration shall be paid by the grantor herein for the privilege of using said party wall, it being the intention of the parties hereto for the wall to be located six inches upon the land of the grantor, and six inches upon the land of the grantee herein, the dividing line of said lots to be the absolute mathematical center of said party wall.