

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, Paul Austin Dill,

in the State aforesaid

in consideration of the sum of Four Hundred (\$400.00) Dollars and the assumption of the balance due on a note and mortgage payable to Judson Mills DOLLARS,

to me paid by Fred Tumblin

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 Fred Tumblin, his heirs and assigns forever;

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina. on the West side of Second Avenue in Section 3 of Judson Mills Village, being known and designated as Lot No. 7, as shown on a plat of Section No. 3 of Judson Mills Village, made by Dalton & Neves, Engineers, in March, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 42, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Northwest corner of the intersection of Second Avenue and Sixth Street, and running thence with the North side of Sixth Street, N. 83-49 W. 119.18 feet to an iron pin, corner of Lot No. 20; thence with the rear line of Lot No. 20, N. 6-11 E. 83 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the line of Lot No. 6, S. 83-49 E. 119.22 feet to an iron pin on the West side of Second Avenue; thence with the West side of Second Avenue, S. 6-12 W. 83 feet to the beginning corner.

lot Rights-of way and easements over and through the tract of land of which the above/is a part have been granted to Greater Greenville Sewer District Commission and Barker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said land, and rights-of-way and easements have been granted to Southern Power Company, the predecessor of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements insofar as they may affect the lot herein conveyed. Judson Mills reserves to itself, its successors and assigns, and excepts from this conveyance all water pipe lines, valves, fittings, hydrants, poles, wire, transformers, fittings and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section No. 3 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. Judson Mills further reserves to itself, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated or constructed.