

## TITLE TO REAL ESTATE

48782 PROVENCE-FARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA.

KNOW ALL MEN BY THESE PRESENTS, THAT I,

Henry B. McKoy, of Greenville, in the County of Greenville and State of South Carolina, for and in consideration of the sum of One Dollar (\$1.00) to me in hand paid by Southern Railway Company, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Southern Railway Company, a corporation,

An Easement or Right of Way for an industrial spur track of Southern Railway Company serving the property of Henry B. McKoy in, over and upon that certain strip, piece or parcel of land of said Henry B. McKoy, situate, lying and being at Greenville, in the County of Greenville and State of South Carolina, particularly described as follows, to-wit:

Beginning at a point in the southwesterly boundary line of the right of way of Southern Railway Company for its main track running between Columbia and Greenville, said point being at the intersection of the line dividing the properties formerly owned by T. Q. Donaldson and John Westfield, et al., with said southwesterly right of way line, and being twenty-five (25.0) feet, measured at right angles, from a point in the center line of said main track, seventeen hundred and forty-seven (1747) feet southeastwardly from Milepost V-143; and running thence, (1) Southeastwardly along the present right of way line, parallel with and at all points twenty (25.0) feet, measured at right angles, from the center line of said main track, a distance of three hundred and twenty-four (324) feet to a point of intersection of said right of way line with the southerly boundary line of Henry B. McKoy property; thence (2) Southwestwardly along the southerly boundary line of the property of said Henry B. McKoy, a distance of five and four-tenths (5.4) feet to a point in said boundary line located thirty (30) feet, measured at right angles, from the center line of said main track; thence (3) Northwestwardly along a line parallel with and at all points thirty (30) feet, measured at right angles, from the center line of said main track, a distance of three hundred and twenty-four (324) feet to a point in the line dividing the properties formerly owned by T. Q. Donaldson and John Westfield et al., said latter point also being a corner of Southern Railway Company right of way; thence (4) Northeastwardly along the dividing line between the properties formerly owned by said T. Q. Donaldson and John Westfield et al., and along Southern Railway Company right of way, a distance of five and four-tenths (5.4) feet to the point or place of beginning.

The parcel or tract of land above described embodies an additional strip of right of way five (5.0) feet in width by three hundred and twenty-four (324) feet in length, adjoining the present right of way of Southern Railway Company on the southwesterly side thereof, and extending along the northeasterly boundary of the property of said Henry B. McKoy, containing 0.037 of an acre, more or less.

To Have and to hold the said easement or right of way unto the said Southern Railway Company, its successors and assigns, so long as it or they may require the same for the relocation, reconstruction, maintenance, operation and repair of said industrial spur track; Provided, however, and this conveyance is made upon the condition that in the event that Southern Railway Company shall, at any time hereafter, abandon the said industrial track and in evidence thereof shall discontinue the operation of the same and take up and remove the rails, materials and fixtures therein, then and in such event, the easement or right of way hereby conveyed and all rights incident or appurtenant thereto shall revert to the said Henry B. McKoy, his heirs and assigns.

The South Carolina National Bank of Charleston, South Carolina, a corporation, hereby joins in the execution of this deed for the purpose of releasing, and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Southern Railway Company, the receipt whereof is hereby acknowledged, does hereby release unto said Southern Railway Company, the strip of land hereinbefore specifically mentioned and described and over and upon which the easement aforementioned is hereby conveyed by the said Henry B. McKoy to said Southern Railway Company, from the lien of that certain mortgage or deed of trust executed and delivered to it by said Henry B. McKoy dated December 29, 1941, and recorded in the R. M. C. Office for Greenville County, South Carolina, in mortgage book 308, at page 312.

In Witness whereof, the said Henry B. McKoy has hereunto set his hand and affixed his seal, and the said South Carolina National Bank of Charleston, South Carolina, has caused these presents to be executed and its corporate seal to be hereunto affixed and attested by its officers thereunto duly authorized, this 12th day of March, in the year of our Lord one thousand nine hundred and forty-two, and the one hundred and sixty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Joe Crow

W. A. McKoy

Henry B. McKoy (SEAL)

Subscribing witnesses.

Signed, sealed and delivered,

in presence of:

Sara Love