

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

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 sum of One (\$1.00) Dollar. DOLLARS

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 James F. Howard, M. O. Alexander, G. P. Pruitt, R. S. Ballenger and G. M. Shipman, as Trustee of Parker School District, Greenville County, South Carolina.

All that certain piece, parcel or lot of land situate, lying and being on the North side of Gordon Street in Judson Mills No. 2 Village near the City of Greenville in the County of Greenville, State of South Carolina, being known as Lots 39 and 40 on plat of property of J. M. Harris known as Highland, recorded in the R. M. C. Office for Greenville County in Plat Book C at page 146, and having according to a survey made by R. E. Dalton, Engineer, December 1942, the following metes and bounds to-wit:

Beginning at an iron fence post on the North side of Gordon Street, said post being 130 feet West from the Northwest corner of the intersection of Gordon Street and Virginia Avenue and running thence N. 15-10 W. 240 feet to an iron fence post; thence S. 74-50 W. 123.6 feet to a stake on the East side of the right-of-way of Piedmont & Northern Railway Company; thence with the Piedmont & Northern Railway Company right-of-way, S. 1-32 W. 250.5 feet to an iron fence post on the North side of Gordon Street; thence along the North side of Gordon Street N. 74-50 E. 196 feet to the beginning corner.

The above property was conveyed to Judson Mills by deeds of A. Dockey and Luther A. Bragg date d September 17, 1925 and recorded in the R. M. C. Office in Deeds, Vol. 105 at page 447 and Vol. 108 at page 79.

Rights-of-way and easements over and through the tract of land, of which the above lot is a part, have been granted to Greater Greenville Sewer District Commission and to Parker Water & Sewer Sub-district to be used for the purpose of laying and maintaining sewer and water pipe lines through said land and along the streets and roads, and easements have been granted to Duke Power Company to be used for placing and maintaining lines for the transmission of electricity over and across said land and along the streets and roads and this conveyance is made subject to said easements in so far as they may affect the lot conveyed. The grantor reserves to itself the right to keep and maintain in proper order water pipe lines, sewer pipe lines, electric light and power lines leading to or from its mill buildings and the land surrounding said buildings which is being retained by the grantor, and water lines running from its wells, located North of the Judson Mills No. 2 Village, to Judson Mills No. 1 Village and plant. The grantor further reserves to itself, its successors and assigns all water pipe lines, valves, fittings, hydrants and other apparatus used in connection with, and forming a part of, the water distribution system of Judson Mills No. 2 Village, which may be located upon the lot herein conveyed, but granting and not reserving all house lines, together with the right, privilege and easement in perpetuity to go upon the land for the purpose of maintenance and operation of said water pipe lines, as same are now located, to remove and relocate said lines so as to run in or along the streets, and to operate and maintain the lines as so relocated.