

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) 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 J. A. Campbell, J. T. Burgess and G. R. Harris, their successors in office, as Trustee for the Judson Methodist Church and the Methodist Church, the above named individuals constituting and being the Board of Trustees of the Judson Methodist Church:

All that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of the intersection of Anderson Road and Honour Street, in Judson Mills Village, Greenville Township, Greenville County, South Carolina, being known and designated as a portion of Lot No. 90 and an unnumbered lot adjoining same, on map of Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, February, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book K, at pages 33 and 34, and having, according to a survey made by R. E. Dalton, March, 1943, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southwest corner of the intersection of Anderson Road and Honour Street, and running thence with the Northwest side of Anderson Road, S. 45-37 W. 175 feet to an iron pin; thence N. 51-12 W. 175 feet to an iron pin; thence N. 45-37 E. 175 feet to an iron pin on the South side of Honour Street; thence along the South side of Honour Street, S. 51-12 E. 175 feet to the beginning corner.

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 Parker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said lands, 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 in so far as they may affect the lot herein conveyed. The grantor 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 Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The grantor 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.