

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That W. E. Phelps, of Greenville, S. C.

in the State aforesaid.

in consideration of the sum of Eight Hundred Eleven and 75/100 (\$811.75)

DOLLARS,

to me paid by E. W. Montgomery Company, a corporation

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 E. W. Montgomery Company, its successors and assigns

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the waters of Saluda River, and being the same as is shown on plat made by R. E. Dalton, Eng. in January 1944, bounded by lands of Wade Floyd and other land of the grantor on the East; on the South by land of Stanley Brown, and on the West and North by pond of Saluda River and land now owned by E. W. Montgomery Company, and being a portion of tract No. 6 as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 119, and being more particularly described as follows:

Beginning at two hickorys, on the bank of Saluda River pond, the northwestern corner of tract No. 7, now owned by Stanley Brown, and running thence with Saluda River pond as a line the following courses and distances N. 53 E. 295 feet; N. 42 1/2 E. 120 feet; N. 56 E. 95 feet; N. 58 1/2 E. 160 feet; N. 20 E. 175 feet; N. 28 W. 130 feet; N. 27 E. 265 feet; N. 37-30 E. 242 feet to maple tree, on line of the land owned by Wade Floyd; thence with the line of Wade Floyd S. 6.30 E. 572 feet to pin in center of old road; thence with said road as a line S. 81 E. 55 feet; thence continueing S. 38-30 E. 227.8 feet to a stake; thence with the line of other property owned by the grantor S. 50-30 W. 868 feet to iron pin on line of property now owned by Stanley Brown; thence with the line of the Brown property N. 66-10 W. 441 feet to the point of beginning, containing 10 acres.

Included in the above description is a triangle containing 9/10 of an acre, lying between the present line of the property of E. W. Montgomery Company and Saluda River pond included in an apparent overlap in the lines of the property of W. E. Phelps and that of E. W. Montgomery Company.

Together with an easment or right of way for ingress and egress across adjacent property owned by the grantor along the present road which extends along the Southern side of tracts 1 and 2, and which connects with the Saluda Dam road, and together with an easment or right-of-way for telephone and power equipment along side said road. Also a right or easement to extend said road across tract No. 7 to the Western side of tract No. 6, which was reserved to the grantor in the deed of W. E. Phelps to Stanley Brown, recorded in the R. M. C. Office for Greenville County in Vol. 258, at page 239.