

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Marsmen, Inc.

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 Ten Dollars (\$10.00) and other valuable considerations 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 W. C. Jones and R. L. Prince,

their heirs and assigns forever.

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, containing 7.80 acres, inclusive of right-of-way hereinbelow referred to and being known and designated as Lot No. 1, on a Plat of property of Marsmen, Inc., made by Dalton & Neves, May, 1944, recorded in the R. M. C. Office of Greenville County in Plat Book "O" at page 7, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin, joint corner of Lots Nos. 1 and 2, at end of proposed road leading to Buncombe Road; thence N. 39-50 W. approximately 30 feet crossing said road to an iron pin in line of property of Union Bleachery; thence with line of Union Bleachery S. 33-50 W. 275 feet to an iron pin; thence still with Union Bleachery line S. 44-30 W. 660 feet to an iron pin; thence still with Union Bleachery line S. 49-30 W. 220 feet to an iron pin; thence S. 68-30 E. 335 feet to an iron pin; thence with line of property now or formerly of Colonia Co. N. 36-05 E. 240.9 feet to an iron pin; thence N. 63-55 E. 161 feet to an iron pin, thence N. 60-40 E. 80 feet to an iron pin; thence N. 38-0 E. 153 feet to an iron pin; thence N. 56-30 E. 303 feet to an iron pin; thence N. 70-50 E. 74.7 feet to an iron pin on the west side of Grove Street; thence N. 44-10 W. 155.8 feet to an iron pin; in line of Lot No. 2; thence with line of Lots Nos. 2 N. 39-50 W. 271 feet to the beginning corner.

Excepting a strip of land, the title to which does not pass by this deed, being 11 feet in width, extending from the Buncombe Road on the North side diagonally across the tract above described and other lands now or formerly of W. N. Miller to Langston's Creek, being the course of the sewer line of the Colonia Land Company and substantially described on Plat made by W. A. Adams, February 17, 1917.

Subject, however, to a Right-of-way or easment for the purpose of maintaining, repairing, and renewing poles and lines or wires for electric lights and power along the course of the poles and wires as now located. And subject, further, to the right and privilege of the Colonia Company, its successors and assigns, (which right shall at all times be and forever remain paramount to the rights herein granted) to at any and all times enter the strip of land hereinbefore described described as being excepted from the land and title hereby conveyed, for the purpose of and to do all things necessary in caring for, repairing, maintaining or rebuilding the sewer laid in said strip of land, as aforesaid, and reserving the same right or privilege to any grantee of easement over and on the said strip of land, does hereby grant that it shall be at any and all times lawful for the grantee herein named, its successors and assigns, its and their agents servants, tenants, and employees to pass and repass on foot, or with animals, vehicles, loads or otherwise, through and over the aforesaid strip of land, and may cultivate and husband the same, and the produce therefrom to be its and theirs, free of all charges; that is, no charge is to be made for the agricultural use thereof.

Taxes for 1944 to be paid by Grantor.

This is a portion of the property conveyed to Marsmen, Inc., by W. N. Miller, by deed dated November 29, 1943, recorded in the R.M.C. Office for Greenville County in Deed Book 258, page 379.