

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TITLE TO REAL ESTATE.

KNOW ALL MEN BY THESE PRESENTS, THAT Colonial Ice Company, a corporation, organized under the laws of the State of Delaware, in consideration of the sum of Ninety-five Hundred (\$9500.00) Dollars to it in hand paid at and before the sealing of these presents by J. E. Lipscomb, Sr. and Clarence C. Lipscomb, of Greenville County, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said J. E. Lipscomb, Sr. and Clarence C. Lipscomb, their heirs and assigns forever:

All that certain lot of land situate in the City of Greenville, Greenville County, South Carolina, in the Fourth Ward of said City, and bounded on the East by Boyce Street, formerly Gas Street, and having, according to a plat made by Dalton & Neves, Engineers, dated May, 1927, the following metes and bounds, to-wit: Beginning at an iron pin on the West side of Boyce Street, corner of Parker property, and running thence with Boyce Street N. 6-40 E. one hundred fifty-nine and two-tenths (159.2) feet, more or less, to an iron pin in the Southern line of the right-of-way of the C. & W. C. Railway Company property; thence in a Southwesterly direction with said Southern line of the right-of-way of the C. & W. C. Railway Company three hundred fifty-five and three-tenths (355.3) feet, more or less, to an iron pin, corner of Camperdown Mills property; thence with line of Camperdown Mills S. 57-25 E. seventy-four (74) feet to an iron pin; thence S. 69-55 E. eighty-one (81) feet to an iron pipe; thence N. 87-30 E. one hundred seventy-seven and five-tenths (177.5) feet to iron pin to the beginning corner, and being all of Parcel No. Eight (8) as described in the deed from H. E. Bailey, Probate Judge for Anderson County, South Carolina, as Special Referee, to the grantor herein, dated September, 1932, and duly recorded in the R. M. C. Office for Greenville County, in Deed Book one hundred and sixty-nine (169), at page two hundred and forty-three (243), and is part of the property referred to in the Quit-Claim Deed from Clarence A. Southerland, et al, Primary Receivers, to the grantor herein, recorded in said Office in Book one hundred and sixty-nine (169), at page two hundred and eighty-nine (289).

In the conveyance to the grantor this parcel of land is erroneously described as being situate on the East side of Boyce Street, however, the rest of the description shows that this designation is in error and that the property really is situate on the West side of said Boyce Street.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said J. E. Lipscomb, Sr. and Clarence C. Lipscomb, their heirs and assigns forever.

And the said Colonial Ice Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said J. E. Lipscomb, Sr. and Clarence C. Lipscomb, their heirs and assigns; against itself and its successors and all others lawfully claiming, or to claim the same, or any part thereof.

As evidenced by their acceptance of this deed of conveyance, and signing at the foot hereof, the grantees herein jointly and severally covenant and agree with the grantor herein as a covenant running with the land and binding themselves, their heirs, executors, administrators, assigns and successors in title, that neither of said grantees, nor any further owner of said property, shall, within the period of the next ten (10) years from this date use said property in the manufacture, sale or distribution of ice.

The parties hereto are executing this instrument in duplicate to the end that the grantees may have an original and that the grantor may have an original.

IN WITNESS WHEREOF, the parties hereto have executed this conveyance in duplicate this 15th day of December, in the year of our Lord one thousand nine hundred and forty-four, and in the one hundred and sixty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:
Z. T. Osborne
Emma M. Coleman

As to grantor.

COLONIAL ICE COMPANY (SEAL)

BY: C. L. Stafford
Vice-President



Attest:
W. E. Kennedy
Assistant Secretary.