

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Surety Mortgage Company

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 Seventeen Thousand One Hundred Eighty-Four and 14/100 (\$17,184.14) 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 Liberty Life Insurance Company,

its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of South Main Street, in the City of Greenville, in the County of Greenville, State of South Carolina and having according to survey made by C. M. Furman, Jr., Engineer, December 28th, 1932 and survey made by Dalton & Neves, January, 1945, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast side of South Main Street at corner of property of now or formerly of Annie M. Moore and running thence with said Moore line S. 39-16 E. 120 feet to an iron pin; thence along the rear line of lot now or formerly belonging to Moore and along line of lot now or formerly belonging to C. O. Hobbs in a Southwesterly direction 103.14 feet to an iron pin in line of property now or formerly of T. C. Gower, and others; thence with said Gower line in a Southeasterly direction 15 feet to a point; thence along the rear line of the said Gower property and crossing an 8 foot walkway in a Southwesterly direction 58 feet to an iron pin on the Southwest side of said 8 foot walkway; thence along the Southwest side of said 8 foot walkway S. 28-13 E. 215.5 feet to an iron pin; thence N. 31-17 E. 415 feet to an iron pin; thence N. 44-32 W. 96.5 feet to an iron pin at corner of lot conveyed by Surety Mortgage Company to Traxler Co.; thence with line of property of Traxler Co. S. 27-58 W. 39.7 feet to an iron pin at retaining wall; thence still with property of Traxler Co., running to and with the Southwest edge of a brick wall, N. 54-14 W. 162 feet to an iron pin on the Southeast side of South Main Street; thence with the Southeast side of South Main Street in a Southwesterly direction 98 feet to the beginning corner.

ALSO, the right and privilege to use jointly with any others who may have acquired a like right that spur or sidetrack located on this property, such rights being set forth in agreements heretofore made between Main Street Land Company and the C. & W. C. Railway Company dated June 29th, 1912 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 12 at page 417 and under agreement between Main Street Land Company and Camperdown Mills recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 22 at page 230, and said property is hereby conveyed subject to the easement created over this property by the said agreements hereinabove referred to.

ALSO, all rights and privileges which the grantor has to tie onto and use without charge therefor the whole or any portion of the brick wall located along the Northeast edge of the above described property or any replacements and additions that may be made to said wall by Traxler Co., its successors and assigns, and in using the said wall the grantee, its successors and assigns, shall have the right to cover or fill in any windows now located in said wall except that this shall be done with materials of the same quality as are now used in other portions of said wall, all of which was reserved by the grantor in deed made by it to Traxler Co. dated February 1, 1945 and recorded in Deed Book 273, Page 71, R. M. C. Office for Greenville County.

This is all of that property that was conveyed to Surety Mortgage Company by deed of Main Street Land Company dated February 11th, 1938, and recorded in the R. M. C. Office for Greenville County in Deed Book 132, page 268, less that portion conveyed by Surety Mortgage Company to Traxler Co. by deed dated February 1, 1945 hereinabove referred to.