

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 Fifty Thousand and no/100 (\$50,000.00) 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 Traxler Co., its successors and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon 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 a recent survey made by Dalton and Neves in January, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of South Main Street at the North edge of a brick wall and the corner of property now or formerly of Camperdown Mills and running thence with the line of said Camperdown Mills property S. 54-10 E. 110 feet to an iron pin; thence still with Camperdown Mills property S. 2-43 W. 86 feet to a point on a rock; thence along line of other property of the grantor S. 27-58 W. 39.7 feet to an iron pin at retaining wall; thence still with other property of the grantor 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 N. 35-39 E. 112.1 feet to the beginning corner.

ALSO, the right and privilege to use jointly with the grantor, and any others who may have acquired a like right, that spur or sidetrack located at the rear of the building 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.

The grantor reserves to itself, its successors and assigns the right and privilege to tie onto and use without charge therefor the whole or any portion of the brick wall located along the Southwest edge of the above described property or any replacements and additions that may be made to said wall by the grantee, its successors and assigns, and in using the said wall the grantor, 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.

This is a portion of the property 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.