

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, W. C. Jones and R. L. Prince

in the State aforesaid
in consideration of the sum of (\$1100.00) Eleven hundred and no/100

DOLLARS,

to us paid by J. T. Nix and Bertha H. Nix

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 J. T. Nix and Bertha H. Nix, their heirs and assigns

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

containing 4 acres, inclusive of right-of-way hereinbelow referred to and being known and designated as Southwestern portion of Lot No. 1 on the Plat of property of Marsmen, Inc., made by Dalton & Neves, May, 1944 which plat appears of record at the R. M. C. Office of Greenville County in Plat Book 0 at page 7 and according to a revised plat and calculation by W. J. Riddle, Surveyor, August 17, 1945, and having, according to said revised plat and calculation, the following metes and bounds, TO-WIT:

BEGINNING at an iron pin the Northeast corner of a deadend street known as Douglas Ave. thence N. 24-30 W. 356 feet to a new corner in the line of property owned by the Union Bleachery; thence S. 44-30 W. with the line of Union Bleachery; ~~thence S. 44-30 W. with the line of Union Bleachery~~ 510 feet to a corner; thence S. 49-30 W. 220 feet to an iron pin; thence S. 68-30 E. 335 feet to an iron pin; thence with the line of property owned by Nix 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 the point of beginning.

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

Subject, however, to a Right-of-Way or easement 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 assgins, (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 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 easment 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 1945 to be paid by Grantee.