

TITLE TO REAL ESTATE

Kerr Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

I, Edwin McT. Meares

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid.

in consideration of the sum of

Twenty-Seven Hundred Fifty and No/100. (\$2,750.00)

DOLLARS,

to me paid by Dexter L. Brown

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 Dexter L. Brown, his heirs and assigns forever,

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

on the South side of Old Easley Bridge Road, being the Eastern portion of Lot No. 2 of Edgemont Subdivision as shown by Plat recorded in R. M. C. Office for Greenville County in Plat Book D, Page 35, more particularly described as follows:

BEGINNING at an iron pin on the South side of said road, corner of Judson Mills property, and running thence along line of Judson Mills property, S. 10-10 E. 88 feet to iron pin; thence S. 79-40 W. 69.5 feet to iron pin, corner of property conveyed to Jessie Q. Merritt; thence along line of said Merritt property, N. 10-20 W. 75 feet to iron pin on South side of Old Easley Bridge Road right-of-way; thence along said right-of-way, N. 69-26 E. 71 feet to beginning.

ALSO: All that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, more particularly described as follows:

BEGINNING at an iron pin on the South side of the right-of-way of the New Easley Bridge Road, corner of property now or formerly of Judson Mills, and running thence S. 10-10 E. 14.7 feet to iron pin at the Northeast corner of Lot No. 2 as shown on Plat of Edgemont Subdivision, recorded in Plat Book D at Page 35; thence along the North line of said Lot, S. 69-26 W. 71 feet, more or less, to iron pin at corner of Lot now owned by Jessie Q. Merritt; thence along line of Merritt property, N. 10-20 W. 16.7 feet to iron pin on the Southside of New Easley Bridge Road right-of-way; thence along said right-of-way, N. 70-36 E. 70.7 feet to point of beginning.

But excepting from this conveyance all water and sewer pipe lines, valves, fittings, hydrants, poles, wires, transformers, fittings and other apparatus used in connection with and forming a part of the water, sewer and electric distribution system which may be located upon the property herein conveyed and which were reserved and excepted in the conveyance from Judson Mills to C. C. Bruce; and further reserving to said Judson Mills, its Successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water and sewer pipe and electric transmission lines as same are now located, to remove or relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated and constructed.

ALSO: All my right, title and interest in and to the easement or right-of-way through and across the Western portion of Lot No. 2 of the Edgemont Subdivision now or formerly belonging to Jessie Q. Merritt for the purpose of maintaining sewer connection as it is laid, and the right of entry upon said property for the purpose of repairing said sewer line, including all the easement or right-of-way conveyed to C. C. Bruce by said Jessie Q. Merritt by written instrument dated November 2, 1943, recorded in R. M. C. Office for Greenville County in Book 261 at Page 105.

The Grantee herein agrees to pay all taxes for the year 1946.