

TITLE TO REAL ESTATE

GUTH PRINTING CO., GREENVILLE, S. C.

No. 152 of Conestee as shown by a plat thereof, made by R. E. Dalton, Engineer, dated December, 1943, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the rear line of Lot 132 110 feet from Second Avenue and running thence N. 42-11 E. along Lots 132, 133, and 134, 237 feet to an iron pin; thence S. 56-17 E. 161.7 feet along line of Lot 134 to an iron pin on Third Street; thence N. 27-50 E. 43.8 feet along Third Street to an iron pin, corner of burned warehouse; thence N. 28-18 E. 197 feet along Third Street to an iron pin on Main Street; thence N. 61-42 W. 161.5 feet along Main Street to an iron pin; thence S. 28-18 W. 197 feet to an iron pin; thence S. 87-50 W. 178 feet to an iron pin on the south side of an alley; thence S. 41-28 W. along said alley 140.7 feet to an iron pin; thence S. 46-52 E. 130 feet to the beginning corner.

K1276 ALSO: All that piece, parcel or lot of land, situate, lying and being in School District 6-D, Greenville County, South Carolina, and being known and designated as Lot No. 153 of Conestee as shown by a plat thereof, made by R. E. Dalton, Engineer, dated December, 1943, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Fourth Street, corner of Lot 116 and running thence S. 54-49 E. 150 feet along Lot 116 to an iron pin; thence S. 35-11 W. 220 feet along the line of Lots 116 and 115 to an iron pin; thence S. 41-45 W. 33.3 feet to an iron pin in the line of Lots 114 and 112; thence S. 41-13 E. 89 feet along the rear line of Lot 112 to an iron pin, joint corner of Lots 112, 110 and 109; thence N. 38-47 E. 383 feet along the line of Lots 109, 108, 107 and other property of Grantors to an iron pin in the line of Lot 120; thence N. 59-17 W. 34.4 feet to an iron pin, corner of Lot 120; thence N. 29-54 E. 158.9 feet to an iron pin in extension of Main Street; thence N. 60-06 W. 25 feet along extension of Main Street to an iron pin, corner of Lot 119; thence S. 29-54 W. 158.6 feet along Lot 119 to an iron pin; thence N. 59-17 W. 50.4 feet to an iron pin in the line of Lots 117 and 119; thence S. 35-11 W. 90 feet along the line of Lot 117 to an iron pin; thence N. 54-49 W. along the line of Lot 117 to an iron pin on Fourth Street; thence along Fourth Street S. 35-11 W. 25 feet, more or less, to the beginning corner.

ALSO: The Grantors herein do bargain, sell and convey to the Grantee herein, its successors and assigns, the right, privilege and easement to go into and upon a strip of land 25 feet wide, being 12 $\frac{1}{2}$ feet on each side of a water main now running from Lot No. 152 according to a plat of Conestee made by R. E. Dalton, Engineer, dated December, 1943, to Main Street, and to construct, maintain and operate in, upon and through said strip of property, in a proper manner and with pipe and other necessary apparatus and appliances, a line for the purpose of carrying water, together with a right at all times to enter upon said premises for the purpose of inspecting said line and for making necessary repairs, replacements and alterations thereon.

ALSO: The Grantors do hereby bargain, sell and convey to the Grantee herein, its successors and assigns, all buildings, apparatus and equipment for generating and transmitting electricity and pumping and distributing water located upon the real property herein conveyed, together with all the right, title and interest of the Grantors in and to all streets, roads and alley ways forming a part of the Village of Conestee; also all water lines and electric lines extending throughout said Village, including all water pipe lines, valves, fittings, hydrants, poles, wires, transformers, and all other fittings or apparatus used in connection with and forming a part of the water and electric distribution system used at Conestee, whether located on the property or streets herein conveyed, located on other property owned by Grantors or located upon property heretofore sold by Grantors with reservations unto themselves.

The Grantors do hereby grant, bargain, and sell unto the Grantee, its successors and assigns, the right and easement in perpetuity to go upon any land which they may own in the Village of Conestee for the purpose of maintenance, operation, replacement or repair of the above-mentioned pipe and electric transmission lines as the same are now located; to remove and relocate said lines; or to construct other lines so that the lines as so located or constructed will run in, under or above any part of said land and to operate and maintain said lines as so relocated or constructed. The Grantors do further grant, bargain, sell and transfer unto the Grantee, its successors and assigns, any and all such rights and easements which they may have heretofore reserved unto themselves over lots, in said Village previously sold, together with any and all overflow rights or easements which the said Grantors may have in any way acquired by reason of their purchase of the property.

The plat above referred to as having been made by Dalton & Neves and dated February, 1946, is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "F"