

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Stanley D. Brown

_____ in the State aforesaid.
in consideration of the sum of Four Thousand and no/100

_____ DOLLARS,

to me paid by Theodore de F. Clement and Elizabeth S. Clement

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 Theodore de F. Clement and Elizabeth S. Clement

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

on Saluda Pond and being known as tract No. 1 according to plat of property of Stanley D. Brown by Madison H. Woodward, dated November, 1946, recorded in the R. M. C. Office for Greenville County in Plat Book P at Page 101, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake at the joint southern corner of Tracts Nos. 1, 4, and the northern corner of Tract No. 5 which stake is N. 63-30 E. 321 feet from a stake on the Saluda Pond and running thence along the line of property of the grantor N. 47- E. 750 feet to stake; thence N. 10-44 E. 772 feet to stake on the line of Tract No. 7; thence along the line of Tract No. 7 S. 73 W. 496 feet to an Elm; thence continuing along the line of Tract No. 7 S. 78 W. 275.7 feet to stake on the edge of the Saluda Pond; thence along the Saluda Pond and with traverse line S. 21-55 W. 212.1 feet to a stake; thence S. 54-18 W. 233.1 feet to stake; thence S. 40-06 W. 300.1 feet to stake; thence S. 40-34 W. along a traverse line to a stake at the northern corner of Tract No. 2; thence along the line of Tract No. 2 S. 25 E. 272 feet to a stake at the joint corner of Tracts Nos. 2 and 3; thence along the line of Tract No. 3 S. 25 E. 205 feet to a point on the southeastern line of tract No. 3; thence N. 36-37 E. to a stake; thence S. 33-53 E. to a point on the line of Tract No. 4; thence along the line of Tract No. 4 N. 37-53 E. 347 feet to a stake; thence continuing along line of Tract No. 4 S. 24-54 E. 346 feet to a stake at the point of beginning, and containing according to said plat twenty acres.

Being a part of the property conveyed to Stanley D. Brown by deed dated August 17, 1946, recorded in Book 297 at Page 393.

Together with the right to use a road not more than twenty-four feet wide, across the property of the grantor leading from the Saluda Dam Road to the property of the grantee, said lot to be used for the purpose of ingress and egress.

The grantor reserves the right to himself and his assigns to use a road not more than twenty-four feet wide over and across the tract herein conveyed leading from property of the grantor to tracts 4 and 5 as shown on the above mentioned plat, this road to be used for purposes of ingress and egress to and from tracts 4 and 5.

It is further agreed that the grantee will have the right to tie in to any public utility lines for purposes of light and power which are now located on property of grantor.