

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

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 Twelve Hundred Fifty and no/100 (\$1,250.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 Gaylord Container Corporation, its successors and assigns, forever:

All of that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, adjoining other property of Gaylord Container Corporation, and being partially shown on plat of Judson Mills No. 2, prepared by R. E. Dalton March 1939, and having the following metes and bounds, to-wit:

Beginning at an iron fence post on the Northern side of Gordon Street, at corner of property of the grantee and running thence with a cyclone fence N. 8-26 E. 153.6 feet to an iron fence post; thence with fence N. 61-23 E. crossing a P. & N. siding 18.4 feet to an iron fence post; thence with fence N. 16-51 W. 75 feet to an iron fence post; thence N. 41-11 W. 328.5 feet to an iron fence post on the Southern side of 20th Street; thence along the Southerly side of 20th Street, in a Southeasterly direction to the Southwestern intersection of 7th Avenue and 20th Street; thence along the Western side of 7th Avenue, recrossing the P. & N. siding, to the Northwestern intersection of said 7th Avenue with Gordon Street; thence along the Northern side of Gordon Street to the beginning corner. It being the intention of the grantor to convey to the grantee all the remaining property owned by the grantor lying in a southeasterly direction from the rear fence line of the grantee extending from a point on the Easterly side of 8th Avenue; thence N. 50-43 E. 284.9 feet; thence N. 79-51 E. 71.7 feet to a point on the Westerly side of 20th Street, and bounded by said 20th Street, 7-th Avenue, Gordon Street, 8th Avenue and the rear fence line referred to above, the grantor retaining the remaining property shown by plat above referred to and extending from the rear fence line of grantee in a Northwesterly direction and bounded by 8th Avenue and 20th Street.

This conveyance is made subject to that certain lease heretofore entered into between Judson Mills, as Lessor, and Southern Power Company, as Lessee, predecessor of Duke Power Company, said lease being dated September 8, 1925 and recorded in the R. M. C. Office for Greenville County in Deeds Volume 100 at page 513, reference to which is hereby made.

ALSO:

Rights-of-way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and Parker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said land, and rights-of-way and easements have been granted to Southern Power Company, the predecessors of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements in so far as they may affect the lot herein conveyed.