

The State of South Carolina, }
County of GREENVILLE. }

For True Consideration See Affidavit
Book 12 Page 157

KNOW ALL MEN BY THESE PRESENTS, That we, ALBERT J. QUIGLEY AND C. V. LATHAM,

in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration

to us in hand paid at and before the sealing of these presents by KEITT HANE SMITH

(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 KEITT HANE SMITH, His Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Medical Court, being known and designated as Lot No. 1 of said subdivision and being described according to a plat prepared by the Piedmont Engineering Service, Greenville, S. C., dated September, 1949, entitled "Plat of Medical Court, Greenville, S. C.", which plat is of record in the R. M. C. Office for Greenville County, S. C., in Plat Book W, at page 77. The property herein conveyed has according to the aforementioned recorded plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at a point in the center of a 20-foot street at its intersection with Pendleton Street, said point being 160 feet East of Leach Street, and running thence along the Southern side of Pendleton Street S. 71-27 E. 80 feet to an iron pin; thence S. 18-24 W. 102 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence along the common line of Lots Nos. 1 and 2 N. 71-27 W. 80 feet to a point in the center of said 20-foot street; thence along the center of said 20-foot street N. 18-24 E. 102 feet to the beginning corner.

This property is conveyed subject to, and with the benefit of, easements and restrictions established for the mutual benefit of all the property in Medical Court subdivision, as shown on plat of said subdivision, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book W, at page 77, including:

(1) The easement or right-of-way for a street 20 feet wide, running through the center of the subdivision from Pendleton Street to Arlington Avenue, the center of which street is the front line of the lot herein conveyed, which street shall forever remain open for the benefit of all the abutting property.

(2) A 20-foot strip along each side of said 20-foot street, and extending from Pendleton Street to Arlington Avenue, which shall remain open for the parking of vehicles.

(3) A strip 2 feet in width, extending along and immediately adjacent to the line of said parking strip and across the front of the lots, and designated on said plat as "Utility Easement", and a similar strip 5 feet in width along the rear of the lots and immediately adjacent to the outside property lines of the subdivision, which strips shall remain open and available for utilities, including water, sewer and gas pipe lines and electric power and telephone wires and

(over)