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the beginning corner, and being the same conveyed to the grantor by deed of Thomas Keating and D. O. Leonard, dated April 12th, 1920, and recorded in Vol.48 at page 271: together with party wall rights and interest (one-half thereof) on the western side of the above described lot, and also all tie-in rights and privileges in and to the wall on the eastern side thereof as the grantor has by conveyance, possession or otherwise.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said

E. H. EDWARDS, HIS

Heirs and Assigns forever