

State of South Carolina,

COUNTY OF GREENVILLE

BOOK 524 PAGE 453



KNOW ALL MEN BY THESE PRESENTS That ALWIN REALTY CO.,

a corporation chartered under the laws of the State of North Carolina

and having ^a ~~its principal~~ place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of SEVEN THOUSAND AND NO/100 (\$7,000.00) -----

----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 JULIA B. ROBINSON:

All that piece, parcel or lot of land situate, lying and being on the Southeastern side of Pinckney Street, near the City of Greenville, in the County of Greenville, State of South Carolina, consisting of 1.54 acres as shown on a plat entitled "Property of Alwin Realty Co. near Greenville, S. C.", made by Dalton & Neves, December, 1949, revised June, 1951, and February, 1955, and having, according to said plat, the following metes and bounds:

BEGINNING at a monument on the Southeastern side of Pinckney Street, in the center of the old G & L Railroad right of way and running thence with the Southeastern side of Pinckney Street N. 23-46 W. 150 feet to an iron pin; thence N. 1-24 E. 15 feet more or less to an iron pin in the center of a railroad siding; thence in an Easterly direction with the center line of said railroad siding 387 feet to an iron pin in the Southwestern side of a proposed 40 foot street; thence S. 48-39 E. 21 feet to an iron pin, corner of property of Columbia Baking Company; thence with the line of property of Columbia Baking Company S. 30-15 E. 151.7 feet to an iron fence post in the center line of the old G & L Railroad right of way; thence along the center line of said old right of way S. 70-01 W. 75 feet to an iron fence post, S. 64-58 W. 146.8 feet to an old pin, S. 52-57 W. 77 feet to an old pin, S. 49-06 W. 122.0 feet to a monument on the Southeastern side of Pinckney Street, the point of beginning.

This conveyance includes all the right, title and interest of the grantor in that portion of the old G & L Railroad right of way hereby conveyed, but is made subject to any rights which the G & L Railroad, its successors or assigns, may have in said right of way.

This is a portion of the property heretofore conveyed to the grantor herein by F. W. Poe Manufacturing Company by its deed dated December 20, 1949, and recorded in the R. M. C. Office for Greenville County in Deed Book 399 at page 45.

Together with the right in perpetuity (insofar as the grantor has the authority to grant such right) to use at all times in common with the grantor and its designees, the railroad siding shown upon the plat hereinabove referred to, which railroad siding was constructed by the grantor and runs from a point near the Westerly side of Buncombe Road in a Southwesterly direction to connect with tracks of the Southern Railway Company; provided, however, that said railroad siding shall not be obstructed by railway cars serving the property of either the grantee, the grantor, or its designees, except as may be necessary in the actual movement of such cars into or out of the respective premises of said parties.

Grantee to pay 1955 taxes.

150-2-1-2
OUT OF 150-1-1