

BOOK 664 PAGE 103

The State of South Carolina

COUNTY OF Greenville

QUIT-CLAIM DEED

FILED
DEC 3 9 47 AM 1960
CLERK OF COURTS
GREENVILLE, S. C.

KNOW ALL MEN BY THESE PRESENTS, That Brookline Fabrics, Inc.

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 One and No/100 (\$1.00) - - - - - Dollars,

and exchange of property valued at Fifty and No/100 (\$50.00) 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~~ all the right, title and interest of Brookline Fabrics, Inc. to Harold Holder, Sr., his heirs and assigns in and to:

All that triangular piece, parcel or lot of land lying and being situate on the Northerly side of Drayton Avenue (formerly Belt Line Road) near the City of Greenville, in the County of Greenville, State of South Carolina and being shown on plat of Property of Brookline Fabrics, Inc. prepared by R. K. Campbell, R. L. S., dated November 16, 1960, as having a frontage of 35 feet, more or less, on Drayton Avenue, and being that tract of land bounded on the South by Drayton Avenue, on the East by right-of-way of Greenville and Northern Railroad, on the West by the rights-of-way of the C & W C and Southern Railroad and running in a Northerly direction from Drayton Avenue to the Southern boundary of property of Grantor, the distance being 132 feet, more or less.

The grantor reserves to itself, its successors and assigns an easement of 30 feet in width over the property herein conveyed, immediately adjoining and paralleling the East boundary of the rights-of-way of the Southern and C & W C Railroad, for ingress and egress to and from Drayton Avenue to other property of the grantor, lying to the rear of the property herein quitclaimed; that in the event it becomes legally impossible for the grantor herein to use the said easement, the grantee agrees, at his own cost to provide to the grantor, its successors and assigns, a permanent easement 25 feet in width for similar ingress and egress over the adjoining property being conveyed by the grantor to the grantee, as a part of this exchange of property.

As a part of the consideration for this conveyance, the grantee further agrees to fill in the property herein quitclaimed with suitable solid materials for the extent and width of the easement herein reserved for roadway purposes.

This property is identified on the Greenville County Block Book as part of Sheet 148, Block 10, Lot 1.

PTO-148-10-1