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State of South Carolina,

County of GREENVILLE

JUL 6 4 43 PM '60



KNOW ALL MEN BY THESE PRESENTS, That I, VARDRY D. RAMSEUR, SR.

in the State aforesaid, in consideration of the sum of Five Thousand and No/100 (\$5,000.00)

-----Dollars,

to me in hand paid at and before the sealing of these presents by RAMSEUR FUEL OIL COMPANY, a Delaware Corporation

(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 RAMSEUR FUEL OIL COMPANY

ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid, located on the northwestern side of Airport Road and having according to a plat entitled "Property of Vardry D. Ramseur, Sr.," dated January 5, 1960, prepared by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, at page 113, the following metes and bounds, to wit:

BEGINNING at a point on the western side of a new road, said point being N. 24 W. 598.5 feet from the northern side of Airport Road and running thence S. 66 W. 200 feet to a point; thence N. 24 W. 165.5 feet to a point; thence N. 66 E. 200 feet to a point on the western side of the new road; thence along the western side of said new road S. 24 E. 165.5 feet to the beginning corner.

This is a portion of that property conveyed to the Grantor herein by Deed of Charleston and Western Carolina Railway Company dated January 18, 1951 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 430, at page 219.

Subject, however, to a perpetual easement and right of way for railroad spur track purposes over and across the westerly sixteen (16) feet of the within described property for the benefit of and for access by rail to the property of the Grantor herein adjoining the within described property on the North and the South thereof as shown on the aforementioned plat; and

Together with a perpetual easement and right of way for railroad spur track purposes for the benefit of and for access by rail to the within described property over and across the westerly sixteen (16) feet of the property of the Grantor herein adjoining the within described property on the South as shown on the aforementioned plat.

The easements granted and reserved herein shall never be construed as creating any obligation on either the Grantor or the Grantee, or their respective heirs, successors, or assigns, to maintain the railroad spur track now or hereafter situated on their respective properties,

(see reverse side)

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