

Markley Hardware and Manufacturing Company, Deed to Alester G. Furman,

State of South Carolina.  
County of Greenville,

Whereas the stockholders of the corporation Markley Hardware and Manufacturing Company, at a special meeting held on the eighth day of March, A.D. 1911, did authorize the officers of the said corporation

to execute this deed; Now, therefore,

Know All MEN BY THESE PRESENTS That Markley Hardware and Manufacturing Company, 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 Hundred Thousand (\$100,000.00) 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 ALESTER G. FURMAN, All those certain lots, pieces or parcels of land situate, lying and being in the State of South Carolina, in the City and County of Greenville, to wit: First, that lot beginning at a stake on the west bank of Reedy River, thirty (30) feet above the site of the present dam supplying power for said corporation, and running thence S. 30° 30' E. thirty (30) feet to said dam; thence S. 30° 30' E. along the face of the stone wall constituting the west bank of Reedy River five hundred and eight and one half (508½) feet to the line of the north side of the former Main Street bridge (recently replaced by a concrete bridge); thence along line of such former bridge N. 30° 30' E. two hundred and thirty-two (232) feet to a stake at a bend in Main Street; thence with Main Street N. 22° 45' E. fifty six (56) feet to a stake on said Street; thence following the line of said Street N. 20° 30' E. one hundred and seventy-five (175) feet to a stake on the west side of Main Street and on the South side of a twelve foot alley; thence N. 69° 30' W. with the south side of said alley one hundred and seventy-nine and three-quarters (179.75) feet to a bend in said alley; thence N. 67° 18' W. (still along the south side of said alley) one hundred and seventy nine and a quarter (179.25) feet to a stake on the east side of Jackson Street and on the south side of said alley; thence N. 69° 24' W. fifty (50) feet to a stake on corner of land belonging formerly to Huguenot Mills; thence with said Huguenot Mill line S. 38° 15' W. forty-seven (47) feet to a stake on the east bank of Reedy River thence across said river in a straight line to the beginning corner, the above courses and distances being taken from a plat made by J. E. Serrine, whereon the bearings are based upon the magnetic meridian of July, 1894; this being the same tract of land conveyed to the said Markley Hardware and Manufacturing Company by Henry C. Markley by a deed bearing date the first day of July, A.D. 1905, and recorded in the office of the Register of Meane Conveyances for said State and County on the thirteenth day of July, A.D. 1905, in Book "000" of Deeds, at page 331,

Second, that lot beginning at a point on the south bank of Reedy River, about eleven (11) feet, more or less, below the dam hereinabove referred to, and running thence N. 30° 30' W. forty-one (41) feet to a stake; thence N. 22° 8' W. nineteen (19) feet to a stake; thence S. 63° 30' W. approximately twenty (20) feet to the center of the track of the Charleston & Western Carolina Railway; thence with the center of said track in a southeasterly direction approximately sixty-five (65) feet to a stake on the line between lots Nos. 16 and 17 on the plat next herein referred to; thence N. 62° 45' E. approximately twenty (20) feet to the beginning corner; this being the same lot of land conveyed to the said Markley Hardware and Manufacturing Company by C. E. Hatch, (by deed bearing date) November 3, 1906, and recorded in the above mentioned office on the twenty second day of November, A.D. 1906, in Book "TTT" of Deeds, at page 118, and being the rear or north-east portion of lot numbered sixteen (16) on a plat made by J. E. Serrine, dated February, 1895, and filed in said office in Deed Book "ZZ" at page 482;

Third: that lot beginning at a point on the south bank of Reedy River, about eleven (11) feet, more or less, below the dam hereinabove referred to (being the point of beginning in the description of the second lot hereinabove described), and running thence along line of the first lot hereinabove described S. 30° 30' E. to the north side of Rhett Street; thence with said Rhett Street S. 48° 55' W. (this course being erroneously given in previous deeds as "S. 38° 55' W") approximately twenty-seven (27) feet to the center of the track of the Charleston & Western Carolina Railway; thence in the center of said track in a northwesterly direction approximately sixty (60) feet to a stake on the line between lots Nos. 16 and 17 on the plat last above referred to; thence along line between said two lots N. 62° 45' E. approximately twenty (20) feet to the beginning corner; this being the same lot of land conveyed to said Markley Hardware and Manufacturing Company by Wm. T. Wood by deed bearing date the third day of November, A.D. 1906, and recorded in said office on the twenty second day of November, 1906, in Book "TTT" of Deeds, at page 119, and being the rear or north-east portions of lots numbered seventeen (17) and eighteen (18) on the last hereinabove referred to; It being understood and agreed that the lands hereinabove described are subject to all the rights, privileges, franchises and easements vested in Charleston & Western Carolina Railway Company by and under a deed of conveyance executed to said Railway Company by H. C. Markley, bearing date December 4, 1902, and recorded in said office on the fifth day of January A.D. 1903, in Book "JJJ" of Deeds, at page 222, and also by and under a certain agreement with said railway Company executed by the said Markley Hardware and Manufacturing Company et al, bearing date the first day of November A.D. 1906, and recorded in said office on the seventh day of December, A.D. 1906, in Book "QQQ" of Deeds, at page 104, and also that the third tract of land hereinabove described is subject to the sewer rights and easements therein reserved by the said Wm. T. Wood in his deed recorded in Book "TTT" of Deeds, at page 119, and also that the said twelve foot alley running from Main Street to Jackson Street, north of the property hereby conveyed, shall forever remain open and unobstructed; Fourth, All the buildings situate on said lands, and the water flume, water wheel and shafting on said premises, but no machinery or tools, whether or not they would, in the absence of this reservation, be ordinarily regarded as fixtures,

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 premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, namely its President, Walter West, and its secretary and Treasurer, George W. Serrine,