

( Deed )

District of Columbia, )  
 City of Washington. )

Know All Men By These Presents, that for and in consideration of the sum of Twenty-eight thousand two hundred and eighty-three and 97/100 Dollars (\$28,283.97) to it paid by the grantee hereinafter named, receipt whereof is hereby acknowledged, Georgia Industrial Realty Company, a corporation, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Atlanta & Charlotte Air Line Railway Company, a corporation, the several lots, tracts or parcels of land hereinafter described, situate, lying and being in the Town of West Greenville, in the County of Greenville, in the State of South Carolina, Viz:

(1) Land conveyed to Georgia Industrial Realty Company by The Hayler Company by deed dated May 26, 1916, recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C., in Vol. 25, page 155, in said deed described as follows: "All that certain lot of land situate in the Town of West Greenville, in the County of Greenville and State of South Carolina, having the following metes and bounds, to wit: Beginning at a R.R. iron on the north side of Pendleton Road 1 foot S. 89-16 W. from the southeast corner of lot #1 of sub-division known as Providence, as shown by plat recorded in R.M.C. office for Greenville County, in Plat Book "A", page 411, and 51 feet S. 89-16 W. from the corner of Pendleton Road and Woodside Avenue, and running thence with Pendleton Road S. 89-16 W. 59 feet to southeast corner of lot #4, now owned by W.T. Hill; thence with line of said lot #4 N. 14-52 W. 80 feet to northeast corner of said lot #4; thence with back line of lot #4, S. 89-16 W. 20 feet to R.R. iron; thence N. 31-20 W. 151.6 feet to R.R. iron on southern line of right of way of Southern Railway Company; thence with Southern line of said right of way N. 64-18 E. 60.4 feet to R.R. iron; thence S. 31-20 E. 148.8 feet to R.R. iron; thence S. 23-45 E. 115.8 feet to beginning. It is understood that along the strip hereby conveyed a street may be laid out and constructed sixty feet in width extending from Pendleton Road to and under the tracks of the Southern Railway Company, and for this purpose The Hayler Company, so far as its rights are concerned, does hereby release and discharge the said Georgia Industrial Realty Company, its successors and assigns from any liability to it on account of any excavating on the adjoining lands of the grantor beyond the bounds above given which may be necessary in order to permit the construction of the said Street with a full width of sixty (60) feet."

(2) Land conveyed to Georgia Industrial Realty Company by L.I. Jennings by deed dated June 1, 1916, recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C., in Vol. 39, page 419, in said deed described as follows: All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina, in the County and Township of Greenville, in the Town of West Greenville, being a thirty feet strip on the east side of Lot No. 36 and a thirty feet strip on the west side of lot No. 35 on a plat of Donwood property, made by R.E. Dalton, on March 16, 1910, and recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book "A" at page 463; the land hereby conveyed having the following metes and bounds: Beginning at a stake on the north side of Liberty Street, facing Southern Railway, twenty feet eastward from the Southeast corner of Lot No. 37 on said plat, and running thence N. 74° 14' E. along said Liberty Street sixty feet to a stake on said Street, twenty feet westward from the Southwest corner of lot No. 34 on said plat; thence N. 16° 05' W. one hundred forty-nine and 3/10ths feet, more or less, to a stake on line between lots Nos. 35 and 48 on said plat, twenty feet westward from the northwest corner of lot No. 34; thence S. 74° 26' W. sixty feet to a stake on line between lots 36 and 47 on said plat, twenty feet eastward from the northeast corner of lot No. 37; thence S. 15° 20' East, one hundred forty-eight and one-half feet, more or less, to the beginning corner. This being the same lot, piece or parcel of land conveyed to John H. Ward by W.A. Burdette by deed Sept. 11, 1911 (Book 10 page 352) and the same lot conveyed to W.R. Cason by said Ward Jan. 28, 1913 (Book 24, page 198).

(3) Land conveyed to Georgia Industrial Realty Company by Julia P. Richardson by deed dated June 12, 1916, recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C., in Vol. 39, page 490 in said deed described as follows: All that certain piece, parcel or lot of land situate, lying and being in the Town of West Greenville, County and State aforesaid, being designated as lot No. 40 on subdivision of property known as "Donwood", which said subdivision is recorded in Plat Book "A", pages 462 and 463 of the Register of Mesne Conveyances office for Greenville County. For a description by metes and bounds of said lot No. 40 see said plat.

(4) Land conveyed to Georgia Industrial Realty Company by Julius H. Heyward by deed dated June 16, 1916, recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C. in Vol. 39, page 493, in said deed described as follows: All those certain parcels or lots of land situate, lying and being in the town of West Greenville, County and State aforesaid, being a part of the subdivision of lots known as "Donwood", a plat of which subdivision is recorded in plat Book "A", at pages 462 and 463, and the lots hereby conveyed being designated on said plat as lots Nos. 26, 27, 28, 29, 30, 31, 32, 39, 41 and 51. See said plat book "A" of the Register of Mesne Conveyances, office for Greenville County, South Carolina.

(5) Land conveyed to Georgia Industrial Realty Company by Charlotte Trammell by deed dated June 16, 1916 recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C. in Vol. 39, page 389, in said deed described as follows: All those certain pieces, parcels or lots of land situate, lying and being in the town of West Greenville, County and State aforesaid, being designated as lots Nos. 33, 34, 35, 36, 37 and 38 on a plat of the subdivision of property, known as "Donwood", recorded in plat book "A", at pages 462 and 463 in the Register of Mesne Conveyances office for Greenville County, except that portion of lots 35 and 36 above referred to deeded by L.I. Jennings to said Georgia Industrial Realty Company, by deed bearing date the 1st, day of June 1916.

(next page)

(6) Land conveyed to Georgia Industrial Realty Company by W.T. Hill by deed dated June 16, 1916 recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C., in Vol. 39, page 494 in said deed described as follows: All that piece, parcel or lot of land, situate, lying and being in the town of West Greenville, County and State aforesaid, being that part of lot No. 4 of the subdivision of lots known as "Providence" recorded in Plat Book "A", at page 411 of the Register of Mesne Conveyances office for Greenville County, described as follows: Beginning at the common corner of lots Nos. 3 and 4 on north side of Pendleton Road; thence South 89° 16' West six and 6/10 (6.6') feet; thence north 23° 45' west eighty-five and 2/10 (85.2) feet to northwest corner of lots No. 4; thence along north line of lot No. 4 north 89° 16' east twenty (20) feet; thence along dividing line between lots Nos. 3 and 4 south 14° 52' east eighty (80) feet to point of beginning.

(7) Land conveyed to Georgia Industrial Realty Company by A.J. Phillips by deed dated June 19, 1916, recorded in the office of the Register of Mesne Conveyances for Greenville County, S.C., in Vol. 39, page 492 in said deed described as follows: All those certain pieces, parcels or lots of land situate, lying and being in the Town of West Greenville, County and State aforesaid, being designated as lots Nos. 7, 8, 24 and 25 on a plat of the sub-division of property known as "Donwood", recorded in plat book "A", at pages 462 and 463 of the Register of Mesne Conveyances office for Greenville County.

(8) Land conveyed to Georgia Industrial Realty Company by Brandon Mills by deed dated October 30, 1916, recorded in Vol. 33, page 46, in said deed described as follows: A strip of land, triangular in shape, off of the north front of a lot of Brandon Mills, situate on south side of Pendleton Street, and lying and being between Smith Street and Woodside Avenue, in or near the City of Greenville, in the County of Greenville and State of South Carolina, more particularly described as beginning at northeast corner of lot of Brandon Mills on Woodside Avenue and Pendleton Street, and running thence south 24° 05' East with Woodside Avenue ten (10) feet; thence north 85° 09' West eighty-three (83) feet to corner of Smith Street and Pendleton Street; thence north 88° 35' east, seventy-eight and seven-tenths (78.7) feet to point of beginning; containing 0.008 of an acre, for street purposes.

(9) Land conveyed to Georgia Industrial Realty Company by A.G. Furman by deed dated July 24, 1916, recorded in Vol. 32, page 426 in said deed described as follows: All that certain lot of land situate in the Town of West Greenville and County of Greenville, and State of South Carolina, being a portion of the subdivision of the estate of W.H. Irvine, known as Perry Avenue Annex, plat of which is recorded in R.M.C. office for Greenville County, in plat book "A", page 878, and having the following metes and bounds, to-wit Beginning at an iron pipe on the east side of Woodside Avenue corner common to lots two and three and running thence with line common to lots two and three, and with a projection of said line N. 79-59 E. 108.7 feet crossing a ten foot Alley, and corner of lot #21, to the south side of Perry Avenue; thence with the South side of Perry Avenue N. 72-03 W. 126 feet to an iron pipe on the southeast corner of Perry Avenue and Woodside Avenue as now located; thence with said Woodside Avenue S. 10-01 E. 68 feet to the beginning corner, being all of lots one and two and a small triangular portion taken from the northwestern corner of lot #21 as shown on said plat. Subject, however to an easement or easements which the Southern Railway Company or the Atlanta & Charlotte Air Line Railway Company may have across and over lot #1. Said land and real estate being the same which was conveyed to the said A.G. Furman, by H.P. McGee, W.P. Conyers and W.T. Henderson as Trustees of the estate of W.H. Irvine, a bankrupt, by their deed dated May 18th, 1916, and recorded in the office of the Register of Mesne Conveyances of Greenville County, South Carolina, on May 22nd, 1916 in Vol. 40, at page 244.

To have and to hold the said lands, together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, unto the said Atlanta & Charlotte Air Line Railway Company, its successors and assigns forever.  
 Georgia Industrial Realty Company, for itself and its successors, covenants unto and with said Atlanta & Charlotte Air Line Railway Company that it is lawfully seized of said lands in fee, and has the right to make this conveyance; that the said lands are free from any encumbrances, and that it will, and its successors shall forever warrant and defend the title to said lands unto said Atlanta & Charlotte Air Line Railway Company, its successors and assigns, against itself, and its successors and against any and all persons lawfully claiming or to claim the same or any part thereof.

In witness whereof, Georgia Industrial Realty Company has caused these presents to be executed in its behalf, and its corporate seal to be hereunto affixed and attested, by its proper officers thereunto duly authorized, this 4th, day of January A.D. 1918, and in the One Hundred forty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered

in presence of:

E.V. Ellery, (Rev. Stamps cancelled \$28.50)

Louis Fahnstock.

Subscribing witnesses.

Georgia Industrial Realty Company,

By- H.B. Spencer,  
President.L.S.  
Attest:H.F. Pierce,  
Assistant Secretary.

(Over)