

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, N. C. Poe, Jr., Ellen Poe and W. W. Poe, acting for themselves individually in so far as their undivided interests are concerned, and as Executors and Executrix of the Estate of N. C. Poe, deceased, in so far as the interest of the said Estate is concerned, for and in consideration of the sum of Seventy-five hundred (\$7,500.00) Dollars to us in hand paid at and before the sealing of these presents by Belk-Simpson Company, a corporation, have bargained, sold and released, and by these presents do hereby grant, bargain, sell and release any and all of our rights, title and interest of, in and to that certain ten (10) foot alley more particularly described as follows:-

Beginning at the west face of the rear brick wall of the building now occupied and owned by said Belk-Simpson Company, at a point, which point is on the north face of the north wall of the grantors and being the southeast corner of the ten foot alley hereinabove referred to, which point is approximately 89.96 feet from the west side of South Main Street, in the City and County of Greenville, South Carolina, and running thence in a westerly direction with the north face of the north wall of said building of the grantors, 99.9 feet to the northwest corner of said building; thence continuing with the south side of said alley N. 69.53 W. 46 feet, more or less, to a point in the south line of said alley, which would be the point of intersection with the southern projection of the west line of the building formerly owned by Mechanics Building and Loan Association and now owned by said Belk-Simpson Company; thence in a northerly direction along said projecting line ten (10) feet to the north line of said ten (10) foot alley; thence with the north line of said ten (10) foot alley S. 69.53 E. 46 feet; thence continuing with the line of said ten (10) foot alley S. 69.20 E. 99.9 feet to the west face of the rear brick wall of the Belk-Simpson Company's building; thence in a southerly direction along the west face of said wall 10 feet to the beginning corner.

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 said Belk-Simpson Company, its successors and assigns forever.

In further consideration of the money paid as aforesaid, the grantors herein do grant unto the said Belk-Simpson Company, its successors and assigns, the right and privilege to build to and upon the now existing wall along the south side of the alley aforesaid to such height as the said Belk-Simpson Company, its successors and assigns may desire: If the thickness of the present walls now owned by the grantors along the south line of said alley (and that portion of the rear wall of the grantors' McBee Avenue property, which wall is flush with property line of the grantee, are not sufficient to carry the additions thereto in accordance with the building code of the City of Greenville, said Belk-Simpson Company, at its own expense, may strengthen the present walls in conformity with said building code, provided said supporting walls shall be erected entirely on the property now owned by Belk-Simpson Company and on the property herein described and conveyed.

The said Belk-Simpson Company may build a continuing wall of such width as may be necessary along the south side of said ten (10) foot alley (of such height as it may desire) from the western end of the Poe Hardware and Supply Company building, 46 feet more or less to the southwest corner of the alley herein conveyed, provided no part of said extension wall shall be further south than the south side of a continuation of the north wall of the grantors hereinbefore described.

It is further conditioned that the grantors, their successors and assigns, shall have the continued privilege of maintaining and allowing their sewer lines and replacements to remain as they now are across the property of the grantee.

It is further conditioned that the grantors, their successors and assigns, shall have the privilege, without cost, of tying into any walls that may be constructed by the grantee, its successors or assigns, along the south side of said alley herein conveyed and along the rear line of the grantors' McBee Avenue property; and that the grantors may retain the boiler chimney as it is now situated.

It is further agreed that the grantee, its successors and assigns, shall at all times have the right and privilege of tying into or on or onto, and the use of that portion of the south wall of the building now owned by the grantors, and fronts West McBee Avenue, which wall is parallel to and flush with the property line of the grantee.

Executed this 7 day of May, 1937.

In the presence of:

Roy D. Williams

Kathleen Moran

W. W. Poe, Extr. (L.S.)

Ellen Poe Extrx. (L.S.)

N. C. Poe, Jr. Ex. (L.S.)

As Executors and Executrix of the Estate of N. C. Poe,  
Deceased.

W. W. Poe (L.S.)

Individually.