

Property #53059

Warranty Deed

State of South Carolina,

Know all men by these presents: That The Prudential Insurance Company of America, a corporation duly incorporated under the laws of the State of New Jersey, whose principal office is in the City of Newark, County of Essex and State of New Jersey, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to it paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Piedmont Realty Corporation, of Greenville, South Carolina, the following tract or parcel of land, to-wit:-

All that certain piece, parcel or lot of land with the buildings and improvements situate thereon, lying and being in the City of Greenville, Greenville County, South Carolina, being more particularly described as follows:-

Beginning at the intersection of the Eastern line of South Main Street with the Southern line of East Broad Street and running thence along the Eastern line of South Main Street, South 19 degrees 51 minutes West 79.25 feet to a point; thence from said point South 69 degrees 57 minutes East 130.7 feet to a point in the Western line of the property owned (or formerly owned) by L. C. Patterson, which point is distant 25.05 feet North of the Northern line of Cauble Street; thence from said point along the Western line of the property owned (or formerly owned) by L. C. Patterson, North 19 degrees 29 minutes East 79.25 feet to a point in the Southern line of East Broad Street, which point is 228 feet West of Falls Street; thence along the Southern line of East Broad Street, North 69 degrees 57 minutes West 130.1 feet to the point of beginning.

Together with an easement for light and air in a strip ten feet wide extending over the property of the grantor herein, to the South of and adjoining the property herein conveyed, above the height of the present one-story building situate on the property of said grantor, the roof of which, exclusive of the parapet, is 14.33 feet above the present sidewalk on Main Street, at the Southwest corner of the lot hereinabove described, which space above the height of the building on the property of the grantor shall ever remain open and unobstructed.

Save and except an easement over the following strip of land off the Eastern lot line; Beginning at a point on the Southern line of East Broad Street, distant 228 feet West of Falls Street, fronting 12 feet on said line of East Broad Street, and extending South between parallel lines a distance of 79.25 feet; which is to remain open in perpetuity as an alley-way for the benefit of the owners of the abutting property, and of the property owned by the grantors herein lying to the South of and adjoining the property described in the preceding paragraph.

And excepting and reserving to the grantor herein, its successors and assigns, the right to join on to, build against and use for support the wall extending along the southern line of the lots herein conveyed and any renewal or replacement thereof to the height of the present one-story building situate on the property of the grantor to the South of and adjoining the property herein conveyed, the roof of which exclusive of the parapet, is 14.33 feet above the present sidewalk on Main Street at the Southwest corner of the lot hereinabove described.

Being a part of that property conveyed to The Prudential Insurance Company of America by E. Inman, Master, by Master's Deed dated March 12, 1935, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 177, page 117.

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 the said premises, with the tenements, hereditaments and appurtenances, unto the said Piedmont Realty Corporation, its successors and assigns forever.

And the said The Prudential Insurance Company of America, hereby binds itself and its successors to warrant and forever defend all and singular the premises unto the said Piedmont Realty Corporation, its successors and assigns, against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, except as aforesaid.

In witness whereof, the said The Prudential Insurance Company of America has caused its corporate seal to be hereto affixed and these presents to be signed by its Vice President and attested by its Assistant Secretary, each hereunto duly authorized this 6th day of June, 1935.

Attest: A. E. N. Gray
Assistant Secretary.

The Prudential Insurance Company of America.
BY: J. P. Mackin, Vice President.