

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That C. Douglas Wilson & Co.

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 Five Thousand Five Hundred (\$5,500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Hughes Real Estate Co., its successors and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of East McBee Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as a part of Lot #2 on Plat of property of J. N. Watkins et al, made July, 1929, recorded in the R. M. C. Office for Greenville County, in Plat Book "G", Page 241, and having, according to said Plat and a recent survey made by Dalton & Neves, Engineers, December, 1941, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of East McBee Avenue at the Southeast corner of the property of Mrs. Melville Westervelt in the front line of Lot 2, said pin being 97.72 feet East from the Northeast corner of the present intersection of East McBee Avenue and S. Irvine Street and running thence with said Westervelt property, N. 20-56 E. 80 feet to an iron pin; thence with line of other property of Grantor, S. 70-47 E. 20 feet to an iron pin in the center of a brick and concrete wall in line of property of Homes, Inc.; thence with the center of said wall and with line of Homes, Inc., S. 20-56 W. 80 feet to a point in the center of the said wall on the North side of East McBee Avenue; thence with the North side of East McBee Avenue, N. 70-47 W. 20 feet to the beginning corner.

This is a portion of that property conveyed to C. Douglas Wilson & Co. by deed of Paul J. Cushman, dated December 31, 1941, recorded in the R. M. C. Office for Greenville County in Deed Book 240, Page 415.

The Grantor reserves to itself, its successors and assigns the right, privilege and easement to maintain and operate a sewer pipe line running from other property of the Grantor across the above described lot to East McBee Avenue with the right to enter upon the said premises for the purpose of repairing and maintaining the same, it being understood, however, the Grantee herein, its successors and assigns may at its cost and expense relocate said sewer pipe line on the said premises so as to conform with any future improvements that may be placed on the above described lot.

The Grantor further reserves to itself, its successors and assigns the right, privilege and easement to maintain and operate a drain pipe over the above described property running from the basement of the present building on property of Grantor across the above property to East McBee Avenue with the right to enter on the premises above conveyed for the purpose of repairing and maintaining the said pipe line, it being understood, however, that the Grantee herein, its successors and assigns may at its cost and expense relocate said drain pipe on the said premises so as to conform with any future improvements that may be placed on said lot.

The Grantor further reserves to itself, its successors and assigns the right, privilege and easement to place, operate and maintain across the above described lot a drain pipe for the purpose of taking off all surface water, that may fall on the property of the Grantor North of and adjacent to the above lot, running across the above lot to East McBee Avenue, this drain pipe to be constructed at the joint expense of the Grantor and Grantee herein and the Grantor shall have the right to enter upon the said premises for the purpose of repairing and maintaining the same, it being understood, however, that the Grantee herein, its successors and assigns may at its own cost and expense re-locate said pipe line on the premises so as to conform with any future improvements that may be placed on the above lot.

The Grantor is to pay the 1946 State and County taxes.