

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-28-48

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. W. Pate

in the State aforesaid,  
in consideration of the sum of  
Four Thous and Five Hundred Twenty Five (\$4,525.00)  
Dollars

to me  
at and before the sealing of these presents by Joseph E. Crosland in hand paid

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

Joseph E. Crosland, his heirs and assigns, forever;

All that certain piece, parcel or tract of land situate, lying and being on the East side of Saluda River in Greenville Township, Greenville County, South Carolina, containing 9.9 acres according to a survey made by Pickell & Pickell, Engineers, June 11, 1947, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at corner of property of Grantor and property of E. W. Montgomery Company, said pin being 128 feet South from the North edge of an 18-foot road and running from the East edge of the property of the Grantor to the hard-surfaced road now running through the property of E. W. Montgomery Company and running thence along property of E. W. Montgomery Company, S. 3-10 E. 193 feet to an iron pin on the North bank of lake; thence following the same course to a point in Saluda River; thence following the meanders of the said River in a general Westerly and Northerly direction to a point in River at corner of property of W. W. Pate (the traverse line being as follows: S. 70-30 W. 65 feet; S. 43-20 W. 100 feet; S. 65-20 W. 250 feet; S. 87-20 W. 159 feet; N. 80-28 W. 253 feet; N. 60-58 W. 92 feet; N. 58-28 W. 118 feet; N. 5-50 W. 110 feet; N. 10-27 W. 88.5 feet); thence N. 86-50 E. to a point on the East bank of lake; thence continuing N. 86-50 E. 965 feet to an iron pin, the beginning corner, and containing 9.9 acres, more or less of which two acres is under water, it being the intent to convey to the Grantee that portion of the property contiguous to and adjacent to the tract of land above described covered by water as outlined on map made by J. Coke Smith, Surveyor, November 1946, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "Q", Page 73.

ALSO an undivided one-half interest in and to that 18-foot road running from the East edge of the property of W. W. Pate and connecting with the hard-surfaced road now running through the property of E. W. Montgomery Company together with the right of ingress and egress over the existing hard-surfaced road which runs through the property of said E. W. Montgomery Company to the White Horse Road, the said 18-foot road and the easement over the hard-surfaced road being the same conveyed to the said W. W. Pate by deed of E. W. Montgomery Company, dated November 26, 1946, recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 303, Page 390, it being understood that the Grantee, his heirs and assigns, are to have the use of said roads as an easement running with the land to be used, however, with the said W. W. Pate and any others who may be granted like rights by the said W. W. Pate.

ALSO the right, privilege and easement to go over and through a strip of land 18 feet in width along the East edge of the property of the said W. W. Pate leading from the Northeast corner of the property above mentioned to the 18-foot road above described, this easement to run with the land and is to be enjoyed by the said Joseph E. Crosland, his heirs and assigns.

This is a portion of the property conveyed to the said W. W. Pate by deed of E. W. Montgomery Company, dated November 26, 1946, recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 303, Pages 390 and 391.

The Grantee is to pay 1947 taxes.