

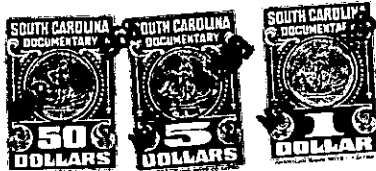
THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.

MAR 7 3 40 PM 1968

County Stamp Paid 7 30.80  
See Act No.300 Section 1

OLLIE F. WORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I. W. A. Austin, Sr.

in the State aforesaid, in consideration of the sum of Twenty Eight Thousand and No/100  
(\$28,000.00)-----Dollars

to me in hand paid at and before the sealing of these presents  
by The Nut & Bolt House, Inc.

(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~~ (but subject to the easement  
reserved hereinbelow) unto The Nut & Bolt House, Inc., Its Successors  
and Assigns, Forever:

ALL that certain piece, parcel or lot of land together with the improve-  
ments thereon, situate, lying and being in Greenville Township, County  
and State aforesaid, and having according to a plat entitled "Merchants  
Cotton Warehouse Company", Topographic Survey, dated July 13, 1967,  
made by Carolina Engineering & Surveying Company, and recorded in the  
RMC Office for Greenville County in Plat Book ppp, Page 197, the  
following metes and bounds, to-wit:

BEGINNING at a point in the center line of Worley Road, 197.6 feet  
Southwest of the intersection of said center line and the Southeastern  
boundary of the right-of-way of the Southern Railway Company for its  
mainline tracks, and running thence with the boundary of other land owned  
by the grantor, N 87-43 E 482 feet, more or less, to a point, being the  
joint rear corner with other land owned by the grantor; thence S 9-58 W  
376 feet to a point; thence N 67-55 W 501.9 feet to a point in the center  
line of Worley Road; thence with said center line, N 16-34 E 170 feet  
to the beginning corner.

The Grantor hereby reserves a permanent easement to install and maintain  
a sewer line on a ten (10) foot strip of the land herein conveyed, be-  
ginning at the joint rear corner of said land with other land now owned  
by the Grantor and running thence S 9-58 W parallel and adjacent to the  
Eastern boundary of the said land conveyed herein 376 feet, or less, to  
the point where the city sewer line now ends, and grantor also hereby  
reserves a temporary easement for use in constructing said sewer line  
in an additional fifteen (15) feet strip adjoining and funning parallel  
to and for the full length of the above described permanent easement on  
the Western side thereof, said easements being shown more particularly on  
the above described plat dated July 13, 1967, made by Carolina Engineering  
& Surveying Company, provided that the installation and maintenance  
of said sewer line shall be at no cost to the grantee and grantee shall  
have the right to connect to same at any time subject to the approval  
and regulations of the appropriate city and/or county authorities as  
may be required by law and without charge by grantor.

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(Continued on next page) <sup>OUT</sup> OF 183.3 - 1 - 33