



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Title To Real Estate

KNOW ALL MEN BY THESE PRESENTS That, The Cotwool Manufacturing Corporation, a corporation chartered under the laws of the State of Delaware and having a place of business and owning property in the County of Greenville in the State of South Carolina for and in consideration of the sum of **Thirty-three Hundred and Twenty-five (\$3325.00)** - - - - - Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, the receipt of which is hereby acknowledged has, granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto

RONNIE OWENS

All that piece, parcel or lot of land, with improvements thereon, situate, lying and being in Judson Mills Village, Greenville County, South Carolina, and being known and designated as Lot No. 2, of Block 13, according to a plat of said Block made by Piedmont Engineering Service, Greenville, S. C., dated April 11, 1950, plats of Blocks 7, 8, 9, 10, 11, 12, 13 and 14 being recorded in the R.M.C. Office for Greenville County, S. C., respectively, in Plat Book X, at pages 143-157, inclusive. The lot above described and herein conveyed fronts on Second ~~Street~~ (Avenue) approximately 81.9 feet.

Provided, however, that there is hereby reserved and excepted from the operation hereof all water, sewer, electrical and other public utility lines or systems or any part thereof, (other than house water and sewer lines serving the property hereby conveyed) on said premises extending to, connecting with or in anywise servicing any property of The Cotwool Manufacturing Corporation, its successors and assigns or the property of any other person whomsoever, together with such easements and rights-of-way and rights of ingress and egress as may be necessary for the proper maintenance of said lines or systems or any of them; and no use shall be made of said systems that will in anywise adversely affect said lines or systems or any of them.

And provided further that if within three years from and after the date hereof the grantee, or his heirs or devisees, shall wish to sell said premises or any part thereof, The Cotwool Manufacturing Corporation, its successors or assigns shall have within ten (10) days after notice from the grantee or his heirs, or devisees, the preferred right to purchase same at a price and on terms not less favorable than are offered by any other responsible prospective purchaser; and such re-purchase option is hereby reserved, and the grantee by the acceptance of this deed consents and agrees to the same.

This conveyance is made subject to the following restrictions:

- (1) Said premises shall not be sold, conveyed, leased, released, rented, devised or otherwise disposed of to, or occupied or used by any person or persons of African descent.
- (2) That no alcoholic liquors or other ardent spirits shall be made or sold on said premises.
- (3) That no building other than a dwelling house and/or the usual outbuildings appurtenant thereto or used in connection therewith shall be erected or placed on said premises and the same shall be used for residential purposes only; and no dwelling house costing, at the time of construction, less than the average of the fair market values of the dwelling houses on the adjoining or neighboring properties shall be erected or placed upon said premises.
- (4) No store, mercantile establishment, junk yard or any other type of business shall be conducted or maintained on said premises; that no hogs or cows or other livestock shall be kept thereon; and said premises shall not be used so as to constitute a nuisance, either public or private so as to injure the value of any adjoining or neighboring property.
- (5) That said The Cotwool Manufacturing Corporation, its successors and assigns or any other person owning property in the area known as Judson Mills Village who may be aggrieved by violation of any of the foregoing restrictions and limitations shall have the right without liability for damages to enforce compliance with the same by any appropriate proceeding at law or in equity.

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 grantee hereinabove named, and his Heirs and Assigns forever.

AND, subject to all of the foregoing reservations, exceptions, conditions, restrictions and limitations, the said The Cotwool Manufacturing Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the aforesaid premises unto the grantee above named, his heirs and assigns, against itself and its successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

Where required for clarity of context, the masculine gender as used herein shall also include and denote the feminine gender, and the singular number shall also include and denote the plural number.

IN WITNESS WHEREOF, the said The Cotwool Manufacturing Corporation, pursuant to resolutions duly adopted by its Board of Directors on March 15, 1950, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duty authorized officers, Alan B. Sibley, as vice president and H. E. Williams, as assistant Secretary on the 1st day of May, 1950.

Signed, seal and delivered in the presence of:

[Signatures of witnesses]

THE COTWOOL MANUFACTURING CORPORATION,

By Alan B. Sibley
Vice President

And H. E. Williams
Assistant Secretary

STATE OF NEW YORK

COUNTY OF NEW YORK

PROBATE

Personally appeared before me J. A. Handy, Jr. and made oath that he (she) saw Alan B. Sibley, as Vice President and H. E. Williams, as Assistant Secretary of The Cotwool Manufacturing Corporation, a corporation chartered under the laws of the State of Delaware, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with E. A. Hill witnessed the execution thereof.

Sworn to before me this 1st day

of May A. D., 1950.
MARIJONE S. GOODENOUGH
NOTARY PUBLIC, State of New York
No. 31-1502850
Qualified in New York County
Term Expires March 30, 1951

[Signature] (L.S.)
Notary Public for New York

[Signature]
My Commission Expires March 30, 1951

Recorded May 23rd. 1950 at 11:00 A. M. #12681