

Title to Real Estate by a Corporation - Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, } FEB 28 10 25 AM 1951  
County of GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware  
owning property and having a  
and having its principal place of business at in Greenville County  
in the State of South Carolina

, for and in consideration of the  
sum of Fifteen Hundred (\$1500.00) -----  
----- 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 A. C. McABEE:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near the Town of Piedmont, County of Greenville, State of South Carolina, as shown on a plat thereof entitled "Property of Piedmont Mfg. Co." made by Dalton & Neves, May, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Z, at page 155, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin in the center line of the main line of the Southern Railway, and running thence along the center line of said Railway S. 1-59 W. 339.3 feet to an iron pin; thence S. 88-25 W. 197.4 feet to an iron pin; thence N. 2-03 E. 274.5 feet to an iron pin in the center line of a railroad spur track; thence N. 70-32 E. 211.4 feet to an iron pin, the point of beginning.

This conveyance is made subject to the following: (1) Easements and rights-of-way for water, sewer or electrical lines which may cross said property, (2) Rights-of-way of the Southern Railway Company or the Piedmont and Northern Railway Company which may affect said lot; (3) A 15 foot easement as shown on said plat.

This conveyance is also subject to the following restrictions: (1) That no mercantile establishment, other than those already in existence, shall be erected, operated or maintained on the lot above described. (2) That only one residence shall be erected or maintained on any one lot; (3) That no livestock, except fowl, may be kept, stabled or penned thereon or brought to the premises.



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(s) hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his heirs, and assigns, against itself and its successors, and against every person who may lawfully claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. G. Emery, as Executive Vice President, and S. B. Wilson, as Assistant Secretary, on this the 21st day of February in the year of our Lord one thousand nine hundred and fifty-one and in the one hundred and seventy-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
*Thomas K. Johnstone, Jr.*  
*Ellen M. Lockaby*  
STATE OF SOUTH CAROLINA,  
County of Greenville.

J. P. STEVENS & CO., INC. (L. S.)  
By *R. G. Emery*  
and *S. B. Wilson*  
Executive Vice President  
Assistant Secretary

PERSONALLY appeared before me Ellen M. Lockaby and made oath that she saw R. G. Emery as Executive Vice President and S. B. Wilson as Assistant Secretary of J. P. Stevens & Co., Inc. 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 she, with Thomas K. Johnstone, Jr., witnessed the execution thereof.

SWORN to before me this 21st day of February A. D., 1951.  
*Thomas K. Johnstone, Jr.*  
Notary Public for South Carolina

*Ellen M. Lockaby*