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GREENVILLE CO. S. C.

JAN 13 11 21 AM 1951

OLLIE FARNSWORTH
R.M.C.

State of South Carolina,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That F. W. Poe Manufacturing Company, 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 Eleven Hundred and no/100 ($1100.00) - 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

CAMILLA W. LONG

All that piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 10, Section 3, as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S. C.", made by Dalton & Neves, ~~July~~ November 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at page 67. According to said plat, the within described lot ~~is~~ is triangular in shape and is bounded by D Street for a distance of 122.1 feet and by First Street for a distance of 81.2 feet.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District Commission, Commissioners of Public Works of the City of Greenville, S. C., Greater Greenville Sewer District Commission, Paris Mountain Water Company, and Duke Power Company, to one or more of them and/or to others all water and sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house water and sewer lines), valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, and sewerage systems of the F. W. Poe Manufacturing Company Village, in which the above described lot is located, together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation (including meter reading) of the lines and systems aforesaid and of certain other water, sewer, electric, telephone, trolley and power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in, along, above or near the streets and alleyways located in the F. W. Poe Manufacturing Company Village, and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, South Carolina.

There is excepted and excluded from this conveyance so much of the personal property above-mentioned as may be located upon the lot above described and this conveyance is made subject to the rights of way and easements above mentioned insofar as they may affect said lot.

~~This conveyance is made subject to the following restrictions:~~

~~No residence shall be erected on the lot conveyed hereby which shall cost less than Two Thousand Dollars, and no residence shall be erected on said lot nearer than 25 feet to the front lot line.~~

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 (her or their) Heirs and Assigns forever.

And the said F. W. Poe Manufacturing Company 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 (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, F. W. Poe Manufacturing Company pursuant to a resolution duly adopted by its Board of Directors on June 20, 1950, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, C. A. Gibson, as President, and C. L. Steadman, as Secretary, on the 1st day of January 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:

Ellen M. Lockaby

Thomas K. Johnstone, Jr.

F. W. POE MANUFACTURING COMPANY

By C. A. Gibson
President

And C. L. Steadman
Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (she) saw C. A. Gibson, as President, and C. L. Steadman, as Secretary of F. W. Poe Manufacturing Company, a corporation chartered under the laws of the State of South Carolina, sign, seal and with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Thomas K. Johnstone, Jr., witnessed the execution thereof.

SWORN to before me this 1st day of January A. D. 1951

Thomas K. Johnstone (L. S.)
Notary Public for South Carolina

Ellen M. Lockaby

Recorded January 13th. 1951 at 11:21 A. M. #1090

Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

150-9-11