

TITLE TO REAL ESTATE--G.F. 201

STATE OF SOUTH CAROLINA,  
Greenville County.KNOW ALL MEN BY THESE PRESENTS, That L. Burton L. Reese

in the State aforesaid,

in consideration of the sum of

Ten and no/100 (\$10.00) Dollars, and other valuable considerations Dollarsto ME

in hand paid

at and before the sealing of these presents by

Genora Knight

(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

Genora Knight

All that certain piece, parcel or lot of land on the west side of Second Ave., in Section No. 3 of Judson Mills Village in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3, as shown on a plat of Section No. 3 of Judson Mills Village made by Dalton & Neves, Engineers, in March 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 42, and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the west side of Second Avenue joint front corner of lots Nos. 3 & 4, which iron pin is 323 feet North of the Northwest corner of the intersection of Second Avenue and Sixth St., and running thence with the line of Lot No. 4 N. 83-49 W. 119.3 feet to an iron pin; joint rear corner of Lots No. 23 & 24; thence with the rear line of Lot No. 24, N. 6-11 E. 80 feet to an iron pin, joint rear corner of lots Nos. 2 and 3; thence with the line of Lot No. 2, S. 83-49 E. 119.33 feet to an iron pin on the West side of Second Avenue; thence with the West side of Second Avenue, S. 6-12 W. 80 feet to the beginning corner.

Rights-of-way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and Parker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said land, and rights-of-way and easements have been granted to Southern Power Company, the predecessor of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements in so far as they may affect the lot herein conveyed. The grantor reserves to itself, its successors and assigns, and excepts from this conveyance all water pipe lines, valves, fittings, hydrants, poles wire, transformers, fittings and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section #3 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The Grantor further reserves to itself, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated or constructed.

It is understood and agreed that the conveyance of the above described lot is made subject to the following restrictions:-

(1) That the lot above described shall not be sold, leased, or released to any negro or person of negro blood.

(2) That no mercantile establishment shall be erected, operated or maintained on the lot above described.

This being the same property conveyed to me by Judson Mills by deed dated June 1st, 1940, recorded in the R. M. C. Office for Greenville County in Deed Book 222 at page 332.

The foregoing easements, reservations, and restrictions were contained in said deed of the Judson Mills to me, and this conveyance is made subject to same.

As part of the consideration for the within conveyance, the within Grantee assumes payment of the amount due on the mortgage in the original principal sum of One Thousand Dollars, (\$1000.00), executed by Burton L. Reese to Judson Mills, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 291 at page 117.