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State of South Carolina,
CONTRACT CREENAM I E
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
Delivery 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 One Hundred Fifty (\$150.00)dollars,
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
RUBY C. McABEE
All that piece, parcel or lot of land WINDKING WINDEX SECURITY Situate, lying and being in Monaghan Mills Village, Greenville
County, South Carolina, and being more particularly described as Lot No. 10, Section_4, as shown on a plat entitled "Sub-
division for Victor-Monaghan Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on December 20, 1948,
and recorded in the R. M. C. Office for Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the with-
in described lot broke book and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
xxzxzxzxzxzxx fronts on Chicora Avenue 55 feet.
The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District, Commissioners of Public Works of the City of Greenville, S. C., City View Water and Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors, Southern Power Company and Southern Public Utilities Company, and Southern Bell Telephone and Telegraph 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 village known as Monaghan Mills 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 and street trolley 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 Monaghan Mills 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 insorar as they may arrect said lot.
This conveyance is made subject to the following restrictions:
* XIX THE SE NEW THE SECRETARIAN THE ALL RESIDENCE AND REAL ACTION OF THE LOCAL RESIDENCE AND THE SECRETARIAN AND A SECR
1) That no mercantile establishment 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.
2) That only one residence shall be erected or maintained on any one lot. Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise
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 J. P. Stevens & Co., Inc., 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, J. P. Stevens & Co., Inc., pursuant to resolutions duly adopted by its Board of Directors on January
8, 1948, and by its Finance Committee on October 6, 1948 has caused its corporate seal to be hereunto affixed and these presents to R.G. Emery Exec. be subscribed by its duly authorized officers, EXEXMENX as Vice President, and H. B. Croxton, as Assistant Secretary, on the angular day
of April in the year of our Lord one thousand, nine hundred and XOTOLNIK, and in the one hundred and eighth seventy-2003 year of the Sovereignty and Independence of the United States of America.
Signed, sealed and delivered in the presence of: J. P. STEVENS & CO., INC. (L. S.) c.
RC Middlelay) (By) Tollary
Exer. Vica President
And Assistant Secretary
State of South Carolina,
COUNTY OF GREENVILLE
PERSONALLY appeared before me
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 Alice Neighbors , witnessed the execution thereof.
SWORN to before me this lexidex wex 22nd day of 1954 April 1- 1954
April A. D., 18490 (C. C. 1000 accept)

Notary Public for South Carolina.

Recorded August 19th, 1955 at 4:26 P.M. #21347

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

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