

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That S. Slater & Sons, Inc.,

a corporation chartered under the laws of the State of Delaware, and having its principal place of business at Slater in the State of South Carolina for and in consideration of the sum of Twelve Hundred & no/100 (\$1,200.00) 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. Stanley Hawkins, his heirs and assigns:-

All that certain piece, parcel or lot of land on the East side of Lindburg Street, in the Village of S. Slater & Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 24 of Block C, as shown on a plat of the Village of S. Slater & Sons, Inc., made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book K, at pages 63, 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the East side of Lindburg Street, joint front corner of Lots No. 23 and 24, and running thence with the line of Lot No. 23, S. 67-30 E. 127.4 feet to an iron pin in the rear line of Lot No. 13 of Block C; thence with the rear lines of Lots No. 12 and 13, S. 32-30 W. 100.47 feet to an iron pin in the rear line of Lot No. 12, joint rear corner of Lots No. 24 and 25; thence with the line of Lot No. 25, N. 51-35 W. 129.75 feet to an iron pin on the East side of Lindburg Street; thence with Lindburg Street, N. 35-37 E. 65 feet to the beginning corner.

The grantor reserves to itself, its successors and assigns, all water and sewer pipe lines, electric light and power lines, valves, fittings, hydrants, poles, wires, transformers and other apparatus used in connection with and forming a part of the village fire protection, electric light and power distribution and sewerage systems of the village of S. Slater & Sons, Inc. at Slater, S. C. which may be located on the lot herein conveyed, together with the right and easement, in perpetuity, to use upon the land of the purpose of maintenance, repair and operation of said water and sewer pipe lines, electric light and power lines, and to remove and relocate said lines as may be necessary, and to erect and maintain the lines as necessary, together with the right to use upon the land of the village water and sewer pipe lines serving the house on the lot here conveyed, and to use upon the land of the village electric light and power lines. It is contemplated that the use of said lines shall be subject to the provisions of Act No. 724 of the Acts of the General Assembly of the State of South Carolina, passed and approved April 1st, 1919, which act may transfer the water, fire protection, electric light and power lines, and sewerage lines to any village or to a public utility corporation, or to a public service corporation, and that the use of said lines shall be subject to the operation or maintenance of any of the utilities in the village of S. Slater & Sons, Inc. 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.

The above restrictions are uniform and will appear in the deeds to all lots sold by the grantor from the above mentioned plat.