

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Elford B. Fisher

_____ in the State aforesaid,
_____ in consideration of the sum of
Nine Hundred Seventy Five (\$975.00) Dollars

to me in hand paid
at and before the sealing of these presents by H. B. Riddle

(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
H. B. Riddle, his heirs and assigns:-

All that certain piece, parcel or lot of land on the North side of Tenth Street, in Section No. 5 of Judson Mills Village, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 36, as shown on plat of Section No. 5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book K, at pages 33 and 34, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest corner of the intersection of Tenth Street and Neubert Avenue, and running thence with the West side of Neubert Avenue, N. 1-55 W. 90 feet to an iron pin on said Avenue, at the corner of Lot No. 27; thence with the rear line of Lot No. 27, S. 88-09 W. 72 feet to an iron pin; thence with the line of Lot No. 37, S. 1-55 E. 90 feet to an iron pin on the North side of Tenth Street; thence with the North side of Tenth Street, N. 88-09 E. 72 feet to the beginning corner.

Rights of ways 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 or 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.

This conveyance is further subject to a reservation in favor of Judson Mills as contained in the deed from Judson Mills to myself, as follows:

"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 No. 5 of Judson Mills Village which may be located upon the lot therein 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 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 and 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.