

SOUTH
State of ~~South~~ Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 21 2 35 PM 1955

537-257

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.
a corporation chartered under the laws of the State of Delaware
and having ~~its principal place of business in~~ 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 and No/100ths (\$100.00) - - - - -
- - - - - 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 S. LEWIS MARCHBANKS AND LOUISE J. MARCHBANKS

All that piece, parcel or lot of land, triangular in shape, situate,
lying and being on the North side of Stevens Street, near the North-
eastern corner of the intersection of said Stevens Street and Wallace
Street at Dunear, in the County of Greenville, State of South
Carolina, known and designated as Lot 1-A as shown on a plat en-
titled "Plat showing property of J. P. Stevens & Co., Inc., located
adjacent to Dunear mill near Greenville, S. C." made by Pickell &
Pickell, Engineers, Greenville, S. C., February 27, 1954 (revised
July 20, 1954), and having according to said plat the following
metes and bounds:

BEGINNING at an iron pin on the North side of Stevens Street, corner
of Tract A as shown on said plat and running thence N. 25-38 E.
41.6 feet to an iron pin at the Southeastern corner of Lot 1 as
shown on said plat; thence with the line of said Lot 1, N. 64-22 ..
147.6 feet to an iron pin on the North side of Stevens Street;
thence with the North side of Stevens Street S. 55-37 E. 107.1 feet
to an iron pin; thence still with the Northern side of Stevens Street
S. 33-00 E. 48.8 feet to an iron pin, the point of beginning.

This conveyance is made subject to the following restrictions:

- (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.
- (3) That no livestock, except fowl, may be kept, stabled or
penned thereon or brought to the premises.

This conveyance is also made subject to easements and rights of way
for any water, sewer or electric lines which may cross or encroach
upon the above described property.

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~~ their Heirs and Assigns forever.