

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That Burlington Industries, Inc., a corporation chartered under the laws of the State of Delaware and having a place of business at Greenville, in the State of South Carolina, for and in consideration of the sum of Three Thousand One Hundred Twenty-five (\$3,125.00)-----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

James D. Spearman

All that piece, parcel, or lot of land, with the improvements thereon, situate, lying, and being near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 12, Section 1 as shown on a plat entitled "Subdivision of Village Houses, F. W. Poe Mfg. Co., Greenville, S. C.", made by Dalton & Neves, July, 1950, revised May 11, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ, at pages 72 - 75, inclusive. According to said plat, the within described lot is also known as No. 1508 Buncombe Road ~~XXXXXX~~ and fronts thereon 75 feet.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District Commission, Commissioners of Public Works of the City of Greenville, S.C., Greater Greenville Sewer District Commission, Paris Mountain Water Company, and Duke Power 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 F. W. Poe Manufacturing Company 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, trolley and 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 the F. W. Poe Manufacturing Company 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 insofar as they may affect said lot.

This conveyance is made subject to the following restrictions:

- (1) That no mercantile establishment, other than those already in existence, 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) An easement of 20 feet in width across the rear of the property for purposes of an alley, as shown on said plat.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in any wise incident or appertaining.

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 Burlington Industries, 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, Burlington Industries, Inc. has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, James King, as Vice-President, and Lewis E. Boroughs, as Assistant Secretary, on the 1st day of July in the year of our Lord one thousand, nine hundred and fifty-nine, and in the one hundred and eighty-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:)

W. F. Robinson)
Gilbert E. Powell)

BURLINGTON INDUSTRIES, INC.

By James King Vice-President
And Lewis E. Boroughs Assistant Secretary

STATE OF NORTH CAROLINA)
COUNTY OF GUILFORD)

PERSONALLY appeared before me W. F. Robinson and made oath that he saw James King, as Vice-President, and Lewis E. Boroughs, as Assistant Secretary of Burlington Industries, Inc., a corporation chartered under the laws of the State of Delaware, sign, seal and with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Gilbert E. Powell, witnessed the execution thereof.

SWORN to before me this 1st day of July, A.D. 1959

Sewardson Smith (T.S.)
Notary Public for North Carolina

My commission expires: May 22, 1961.

Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

Recorded July 8, 1959 at 4:48 P. M. #1295

150-3-13

