

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Twenty Nine Hundred (\$2900.00) 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 James O'Dell Merritt, his

heirs and assigns forever:-

All that certain piece, parcel or lot of land on the North side of Gordan Street in Judson Mills No. 2 Village in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 of Block D as shown on a plat of Judson Mills No. 2 Village made by Dalton & Neves, Engineers, in March, 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, at pages 1 and 2, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin at the Northeast corner of the intersection of Gordan Street and 9th Street and running thence along the North side of Gordan Street N. 71-13 E. 115 feet to an iron pin at the joint front corner of Lots 7 and 8 in said block; thence with the line of Lot 8 N. 12-42 W. 112.8 feet to an iron pin in the South line of Lot 6 in said block; thence with the line of Lot 6 S. 80-46 W. 105.8 feet to an iron pin on the East side of 9th Street; thence with the East side of 9th Street S. 9-14 E. 131.6 feet to the beginning corner.

Rights-of-way 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 to Parker Water & Sewer Sub-district to be used for the purpose of laying and maintaining sewer and water pipe lines through said land and along the streets and roads, and easements have been granted to Duke Power Company to be used for placing and maintaining lines for the transmission of electricity over and across said land and along the streets and roads and this conveyance is made subject to said easements in so far as they may affect the lot conveyed. The grantor reserves to itself the right to keep and maintain in proper order water pipe lines, sewer pipe lines, electric light and power lines leading to or from its mill buildings and the land surrounding said buildings which is being retained by the grantor, and water lines running from its wells, located North of the Judson Mills No. 2 Village, to Judson Mills No. 1 Village and plant. The grantor further reserves to itself, its successors and assigns, all water pipe lines, valves, fittings, hydrants, and other apparatus used in connection with, and forming a part of the water distribution system of Judson Mills No. 2 Village, which may be located upon the lot herein conveyed, but granting and not reserving all house lines, together with the right, privilege and easement in perpetuity to go upon the land for the purpose of maintenance and operation of said water pipe lines, as same are now located, to remove and relocate said lines so as to run in or along the streets, and to operate and maintain the lines as so relocated.

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.