

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That we, O'Dell P. Roddy and Ada T. Roddy

in the State aforesaid,
in consideration of the sum of
Four Hundred Dollars and assumption of mortgage for Seven Hundred Dollars

to us in hand paid
at and before the sealing of these presents by C. S. Fox

(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
C. S. Fox

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the East side of D Street, in Section No. 6 of Judson Mills Village, near the City of Greenville, being known and designated as Lot No. 37 as shown on plat of Section No. 6 of Judson Mills Village, made by Dalton & Neves, Engineers, November, 1941, which plat is recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book K, at pages 106 and 107, having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of D. Street, joint front corner of Lots No. 37 and 38, and running thence with the line of Lot No. 38, N. 88-23 E. 78 feet to an iron pin joint rear corner of Lots No. 35 and 36; thence with the rear line of Lot No. 36, N. 1-37 W. 70 feet to an iron pin on the South side of E Street; thence with the South side of E. Street, S. 88-23 W. 68 feet to an iron pin; thence around the curve of the intersection of D Street and E Street, S. 43-23 W. 14.2 feet to an iron pin on the East side of D Street; thence with the East side of D Street, S. 1-37 E. 57.7 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 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-of-way and easements have been granted to Southern Power Company, the predecessors of Duke Power Co., 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. 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. 6 of Judson Mill Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The grantor further reserves to itself, its successors and assigns, the right and easements 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 now 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 or 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.

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