

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, Charlie O. Garrison and Nina T. Garrison

in the State aforesaid,
in consideration of the sum of
One (\$1.00) Dollar and Exchange of Property. Dollars

to us in hand paid
at and before the sealing of these presents by Mrs. Dora A. Wilson

(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 Mrs. Dora A. Wilson

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina. on the West side of 3rd Avenue, in Judson Mills No. 1 Village, being known and designated as Lot No. 10 as shown on a plat of Section 1 of Judson Mills Village made by Dalton & Neves, Engineers, in August, 1939, which plat is recorded in the RMC Office for Greenville County in Plat Book "K", at pages 11 and 12 and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pipe at the Southwest corner of the intersection of 3rd Avenue and Heatherly Drive and running thence with 3rd Avenue S. 4-30 W. 75 feet to an iron pipe, joint front corner of Lots Nos. 10 and 11; thence with the line of Lot No. 11 N. 85-30 W. 88 feet to an iron pipe, joint rear corner of Lots 10, 11, 19 and 20; thence with the rear line of Lot No. 20, N. 4-30 E. 75 feet to an iron pipe on the South side of Heatherly Drive; thence with Heatherly Drive S. 85-30 E. 88 feet to the beginning corner.

Rights-or-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 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 easement in so far as they may affect the lot herein conveyed. The Judson Mills 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. 1 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The Judson Mills 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 now located, to remove and relocate said lines or construct other lines so that the lines as to relocated or constructed will run in, under or above any or all streets and to operate and maintain the lines as to 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 in the lot above described.

~~(3) 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 Judson Mills from the above mentioned plat except that Lots No. 1, 2, 3, and 4 shall not be restricted so as to prohibit the erection, operation and maintenance of mercantile establishments.