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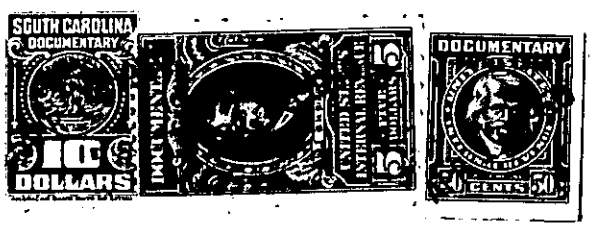

State of South Carolina,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Woodside 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 **Forty-five Hundred Sixty and no/100 ($4560.00)** - 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

DAVID H. SANDERS

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near the City of Greenville, Greenville County, South Carolina, and being more particularly described as Lot 70, Section C, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., January 14, 1950, and recorded in the R. M. C. Office for Greenville County in Plat Book W, at pages 111-117, inclusive. According to said plat the within described lot is also known as No. 45 East Seventh Street (Avenue) and fonts thereon 66 feet.

The grantor and its predecessors in title have granted unto Parker Water & Sewer Sub-District Commission, Commissioners of Public Works of the City of Greenville, S. C., Greater Greenville Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors Southern Power Company and Southern Public Utilities Company, Conestee Mills, Southern Bell Telephone and Telegraph Company, Southern Railway Company, and Piedmont and Northern Railway Company and its predecessor Greenville, Spartanburg and Anderson Railway 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 community known as Woodside Mill Community 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 railroad, water, sewer, electric, telephone, street 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 Woodside Mill Community 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.

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 his (her or their) Heirs and Assigns forever.

And the said Woodside Mills 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, Woodside Mills pursuant to a resolution duly adopted by its Board of Directors has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, W. H. Beattie, as President, and S. A. Hickox, as Secretary, on the 1st day of April in the year of our Lord one thousand, nine hundred and fifty, and in the one hundred and seventy-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

C E Ashmore

E O Todd

WOODSIDE MILLS

By W H Beattie President

And S A Hickox Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me C. E. Ashmore and made oath that he (she) saw W. H. Beattie, as President, and S. A. Hickox, as Secretary of Woodside Mills, a corporation chartered under the laws of the State of South Carolina, 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 E. O. Todd, witnessed the execution thereof.

SWORN to before me this 1st day of April A. D., 1950

E O Todd (L. S.)

Notary Public for South Carolina.

C E Ashmore

Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

Recorded April 19th. 1950 at 4:00 P. M. #9597

125-3-5