

State of South Carolina,

COUNTY OF GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC. a corporation chartered under the laws of the State of Delaware owning property and having a principal place of business at in Greenville County in the State of South Carolina for and in consideration of the sum of Seventy-four Hundred (\$7400.00) - - - - - 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 MARY S. MARTIN:

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 55, Section 1, as shown on a plat entitled "Addition to Subdivision for Victor Monaghan Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, July, 1912, and recorded in the R. M. C. Office for Greenville County, in Plat Book 66, at page 137. According to said plat, the within described lot is also known as No. 23 Smythe Street and fronts thereon 94.6 feet.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District, Commissioners of Public Works of the City of Greenville, S. C., City View Water and Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors, Southern Power Company and Southern Public Utilities Company, and Southern Bell Telephone and Telegraph 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 village known as Monaghan Mills 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 and street trolley 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 Monaghan Mills 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 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.

137-1-1A