

FILED

GREENVILLE CO. S. C.

BOOK 468 PAGE 217

State of South Carolina,

COUNTY OF GREENVILLE.

DEC 11 3 40 PM 1952

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS That J. F. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware
owning property and having a
and having its principal place of business at in Greenville County

in the State of South Carolina

for and in consideration of the

sum of Eight Hundred (800.00) -----

----- 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 JOHN D. SHILTON:

All that piece, parcel or lot of land situate, to-wit: in
in Monaghan Mills Village, Greenville County, South Carolina, and
being more particularly described as Lot No. 2, Section 1, as shown
on a plat entitled "Subdivision for Victor-Monaghan Mills, Green-
ville, S. C.", made by Hickell & Hickell, Engineers, Greenville,
S. C., on December 20, 1948, and recorded in the R. M. C. Office
for Greenville County in Plat Book S, at pages 178-179, 180-181.
According to said plat, the within described lot fronts on
Street 111 feet.

The grantor and its predecessors in title have agreed with
Parker Water and Sewer Sub-District, Commissioners of the City
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, and
or more of them and/or to others all water and sewer lines,
(other than house lines), electrical lines and other utility lines,
all pipe (other than house water and sewer lines), valves, fittings,
hydrants, manholes, poles, wires, transformers, and other
other apparatus and equipment used in connection with, and for
a part of, the water, fire protection, electrical distribution,
distribution, and sewerage systems of the village of Monaghan
Mills Village in which the above described lot is located, together
with rights of way and easements to go upon the lot, for the purpose
of maintenance, repair, alteration, replacement, construction,
relocation, and operation (including meter reading) of the water
and systems aforesaid and of certain other water, sewer, gas, electric,
telephone and street trolley power lines constructed or to be con-
structed, and to relocate certain of such lines so as to run in,
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 all
of the personal property above mentioned as may be located on 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.

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