

State of South Carolina

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Cone Mills Corporation, a corporation chartered under the laws of the State of North Carolina and having a place of business in the County of Greenville, in the State of South Carolina, for and in consideration of the sum of

Three Thousand Seven Hundred Fifty and no/100 (\$3,750.00) ----- 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

MANUEL E. COWAN, JR.

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in Union Bleachery Village in the County of Greenville, South Carolina, and being more particularly described as Lot 23, as shown on a plat entitled "Sub-division For Union Bleachery, Division of Cone Mills Corporation, Greenville, S. C.", made by Piedmont Engineering Service, March, 1959, and recorded in the R. M. C. Office for Greenville County in Plat Book QQ at pages 80 and 81. According to said plat, the within-described lot is also known as No. 208 Lester Street (Avenue) and fronts thereon 59.1 feet.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District Committee, Commissioners of Public Works of the City of Greenville, Greater Greenville Sewer District Commission, Southern Bell Telephone and Telegraph Company and Duke Power Company (or to their predecessors), to one or more of them and/or to others, all sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house sewer lines), valves, fittings, manholes, poles, wires, transformers, regulators and other apparatus and equipment used in connection with or forming a part of the electric light and power distribution and sewerage systems of the Union Bleachery 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 power lines (including water and sewer mains and high tension electric 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 alleys located in said Village, and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the aforesaid plat, the records in the R. M. C. Office for Greenville County, S. C., and an inspection of said premises.

The grantor also reserves unto itself, its successors and assigns, the water distribution and street lighting systems serving said Village and two large pipe lines for the transmission of water to and from the grantor's reservoir (all as shown on said plat), including all pipe, valves, fittings, poles, wires, transformers, regulators and other apparatus and equipment used in connection therewith or forming a part thereof, together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation of the lines and systems aforesaid, and to relocate certain of such lines so as to run them in, along, above or near the streets and alleys located in said Village, and to operate and maintain the lines as so relocated.

The grantor also reserves unto itself, its successors and assigns, an easement ten feet in width for drainage purposes across all property shown on said plat on which storm drains or catch basins now exist, with the right to go upon the land for the purpose of properly maintaining said drainage easement and all pipe and equipment used in connection therewith.

All lots shown on the aforementioned plat upon which said plat indicates an alley shall be subject to a perpetual easement for said alley, but the owner of any lot affected thereby shall have the perpetual right to use said alley, in common with others, for access to said lot.

There is excepted and excluded from this conveyance so much of the personal property above-mentioned as may be located upon the above described lot 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 (if any), shall be erected, operated or maintained on the lot above described.
- (2) That the above described lot shall be used for residential purposes only and only one dwelling which contains apartments for not more than two families shall be erected or maintained on any one lot.
- (3) That no livestock, except fowl, may be kept, stabled, or penned on the above described lot or brought to the premises.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in any-wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, his (her or their) Heirs and Assigns forever.

And the said Cone Mills Corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, his (her or their) heirs and assigns, against itself and its successor and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Cone Mills Corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, P. C. Gregory, Jr., its Vice President, and Alan W. Cone, its Assistant Secretary-Treasurer, on the 15th day of July in the year of our Lord one thousand nine hundred and fifty-nine.

Signed, sealed and delivered in the presence of:

Thomas K. Johnstone, Jr. (Signature)

CONE MILLS CORPORATION By P.C. Gregory, Jr. Vice-President And Alan W. Cone Assistant Secretary-Treasurer

State of South Carolina



COUNTY OF GREENVILLE

PERSONALLY appeared before me Andrew B. Marion and made oath that he (she) saw P. C. Gregory, Jr., as Vice-President and Alan W. Cone, as Assistant Secretary-Treasurer, of Cone Mills Corporation, a corporation chartered under the laws of the State of North Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Thomas K. Johnstone, Jr., witnessed the execution thereof.

SWORN to before me this 15th day of July, A. D., 1959.

Thomas K. Johnstone, Jr. (Signature) Andrew B. Marion (Signature)

Notary Public for South Carolina



Recorded July 31st, 1959 at 4:13 P.M. #3882



Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.