



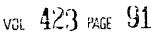




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State of South Carolina,

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE	}	
KNOW ALL MEN BY TH	IESE PRESENTS That J. P.	Stevens & Co., Inc., a corporation chartered under the laws of the State of
Delaware and having a place of	business and owning property	in theounty of Greenville, in the State of South Carolina, for and in
consideration of the sum of FG	orty-one Hundred Sev	renty-five and no/100 (\$4175.00)
		dollars.
		of these presents by the grantec(s) hereinafter named, (the receipt whereof cleased, and by these presents does grant, bargain, sell and release unto
	ROBERT L.	SCROGGS
All that piece, parcel or lot		ats thereon, situate, lying and being in the Dunean Mills Village, Greenville

County, South Carolina, and being more particularly described as Lot No. 49, Section 5, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R. M. C. Office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known as No. 16 Allen and fronts thereon 82.1

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., Greater Greenville Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors, Southern Power Company and Southern Public Utilities 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 Duncan Mills Village in which the above described lot is located together with rights of way and easements to go upon the land for the village known as Duncan Mills Village and operation (including meter reading) of the lines and systems aforesaid and of certain other water, sewer, electric 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 Dunean 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, 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 apparetaining.

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 J. P. Stevens & Co., Inc., 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, J. P. Stevens & Co., Inc., pursuant to resolutions duly adopted by its Board of Directors on January 8, 1948, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. G. Emery, as Executive Vice President and Ernest Folger, Jr., as Assistant Secretary, on the 1st day of November one thousand nine hundred and fifty, and in the one hundred and seventy-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

J. P. STEVENS & CO., INC. (L. S.)

Assistant Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me_____Thomas K. Johnstone, Jr. _____and made oath that he (she) saw R. G. Emery, as Executive Vice President, and Ernest Folger, Jr., as Assistant Secretary of J. P. Stevens & Co., Inc., a corporation chartered under the laws of the state of Delaware, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with H. J. Haynsworth, III , witnessed the execution thereof.

SWORN to before me this 1st day of

November A. D., 1950

Notary Public for South Carolina. Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

Recorded November 11th. 1950 at 12:22 P. M. #27463