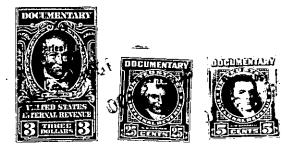


## State of South Carolina,

COUNTY OF GREENVILLE



## TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS That J. P. Stevens & Co., Inc., a corporation chartered under the basis the State of Delaware and having a place of business and owning property in the County of Greenville, in the State of Scalle Carolina, for and in consideration of the sum of Twenty-seven Hundred Seventy-five and no/100 (\$2775.00) - - - - - -

to it in hand duly paid at and before the sealing and delivery of these presents by the granteets) hereinafter named, (the receipt who to it in hand duly paid at and before the sealing and delivery of these presents by the granteets) hereinafter named, (the receipt who to it in hand duly paid at and before the sealing and delivery of these presents by the granteets) hereinafter named, (the receipt who to it in hand duly paid at and before the sealing and delivery of these presents by the granteets) hereinafter named, (the receipt who to it in hand duly paid at and before the sealing and delivery of these presents by the granteets) hereinafter named, (the receipt who to it is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

## JAMES M. GRANT AND MILDRED R. GRANT

The granter and its predecessors in title have granted unto City of Greer, S. C. Southern Railway Company, Predmont and Northern Railway Company, Southern Bell Telephone and Telegraph Company, and Duke Power Company, to ope or more of them and or to others all water and sewer proposed (other than house lines), electric light and power lines, including all pipe (oth r than house water and sewer lines) valves, fetting bydrants, manholes, poles, wires, transformers, regulators and other apparatus and equipment used in councition with, or forming a part of, the water, to protection, electric light and power distribution, and sewerage systems of the village known as Greer Mill 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, railway, and power lines constructed or to be constructed, and to rolocate critain of such lines so as to run them in, along, above or near the streets and allegways located in Green Mill 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 and/or by an inspection of the premises.

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 in any one lot.

(3) That no livestock, except fowl, may be kept, stabled or penued thereon or brought to the premises.

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 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 H. B. Croxton, as Assistant Secretary, on the 15th day of **Ootober** in the year of our Lord one thousand nine hundred and fifty-one, and in the one hundred and seventy-sixth year of the Sovereignty and Independence of the United States of America.

one thousand nine hundred and fifty-one, and in the one hundred and seventy-sixth year of the Sovereignty and Independence of the United States of America.

Signed Solid and delivered in the presence of:

By

Executive Via President

And

Assistant Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me

Ellen II. Lookaby

saw R. G. Emery as Evecutive Vice President, and H. B. Croston, 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.

Thomas K. Johnstone, Jr.

Notary Public for South Carolina,

Cct. 24, 1951 tll:00 .... 24467

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

23-22-5