

STATE OF SOUTH CAROLINA, FEB 27 9 05 AM 1951

Greenville COUNTY



Know All Men by These Presents:

That I, R.C. Cudd in the State aforesaid,
in consideration of the sum of Twenty Nine Hundrd and No /100 Dollars (\$2,900.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

John Q. Gibson and his heirs and assigns forever.

All that piece, parcel or lot of land with the improvements thereon lying and being in or near the City of Greer, Greenville County, State of South Carolina, and being more particularly described as lot No 34 as shown on plat entitled "A Sub-division for McCall Mfg Co, of Greer, S.C." made by Pickell and Pickell, Engineers, Greenville, S.C. and recorded in the R.M.C. Office for Greenville County, in plat book S, at page 76. According to said plat the within described lot is also known as No 116 Franklin Street and fronts thereon 69 feet . The grantor or its predecessors in title have granted unto the Commissioners of Public Works, of the City of Greer, S.C. or to others, right of way and easements to construct, operate and relocate water, sewer and electric lines, and other utilities. To the extent that right of ways, and easements for sewer lines, septic tanks or lines to or from said tanks have not been granted, the grantor reserves to itself the right privilege and easement across the property shown on the plat referred to above to construct install, maintain, inspect, operate and relocate sewer lines, a septic tank or tanks, and lines going to or from said tank or tanks, in order to properly serve the property shown of said plat. There is excepted and excluded from this conveyance 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 and hydrant, manholes, poles wires and transformers, regulators, and other apparatus and equipment used in connection with, or forming a part of, water, sewerage electrical and other utilities, system located in whole or in part on the property of which the above described lot is a part or which may be incident the the use of the rights of way an easement above mentioned, and this conveyance is made subject to the rights of way and easement above mentioned in so far as they may affect said lot."

The conveyance is subject to the following restrictions;

- No 1. That the lot above described shall not be sold, leased or released to any negro or person of negro blood.
- No 2. That no mercantile establishment shall be erected, operated or maintained on the above lot described.
- No 3. That only one residence 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 to be or in anywise incident or appertaining.
To have and to hold all and singular the premised before mentioned unto the grantee hereinabove named, and his heirs and assigned forever.

Further reference see R.M.C. Office for Greenville County Deed Book Volume No 385 at page 349.

R.C. Cudd