

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

*Paris Mountain Company*

a corporation chartered under the laws of the State of *South Carolina* and having its principal place of business at *Greenville* in the State of *South Carolina* for and in consideration of the sum of

*Six Hundred*

DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 *L.O. Patterson, and his*

heirs and assigns, a certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in either Paris Mountain or Chick Springs Township, being known and designated as lot No. twenty-six (26) of Section "A" on a plat of "Paris Mountain Land Co's. Cottage Lots", made by James R. Lawrence in July 1897, and pasted on page 902 of Deed Book "DDD", in the office of the Register of Meane Conveyances for said County and State, and having, according to a recent survey of said lot made by R.E. Dalton in July 1921, the following metes and bounds, to-wit:

Beginning at an iron pipe on the west side of Thompson Road (which pipe is situated N. 64° 45' W. thirty and seven-tenths (30.7) feet from iron pipe near a pine and a post oak tree on the east side of said road) on corner of lot No. 25 of Section "A" as shown on said plat and running thence along line of said lot No. 25 (which already belongs to the said L.O. Patterson) N. 88° 45' W. two hundred and fifty-nine and seven-tenths (259.7) feet to an iron pipe on an alley at least twelve (12) feet in width; thence along the east side of said alley S. 30° 25' W. one hundred and two and two-tenths (102.2) feet to an iron pipe on corner of lot No. 27 of Section "A" according to said plat; thence along line of last mentioned lot S. 88° 45' E. one hundred and twelve and four tenths (112.4) feet to an iron pipe; thence in the same direction S. 88° 45' E. one hundred and fifty-seven and eight-tenths (157.8) feet along line of said lot No. 27 to an iron pipe on the west side of said road N. 25° 15' E. ninety-eight and four-tenths (98.4) feet to the beginning corner, containing fifty-four one-hundredths (54/100) of an acre, more or less.

This is a portion of the land which was conveyed to the grantor herein by Paris Mountain Land Company by deed bearing date February 7, 1921, and recorded in said office in Deed Book 25, at page 529, and conveyed to the said Paris Mountain Land Company by Hutson Lee, Trustee, and Mrs. Emily M. McCormick by deed bearing date December 21, 1896, and recorded in said office in Deed Book "DDD", at page 6.

Also, a right-of-way for persons, animals and vehicles, with and without loads, along Montvue Avenue shown on said plat (along which Paris Mountain Land Company heretofore granted a right of way to the late Henry C. Merkley, and his heirs and assigns), running from Merkley Terrace to Lot No. 74 on said plat, now owned by said L.O. Patterson.

Also the right to use, free of charge, water from the spring and stream lying near and north-west of lot No. 26 above described, and to lay, maintain, repair and replace such pipes, pumps and other appliances as he may desire in connection with the use of said water.

Also the right to the use of all such telephone service, electric current, water supply, sewers, parks, play-grounds, swimming-pools and other facilities and privileges as may now or hereafter be provided by the grantor or its successors or assigns upon the same terms and conditions in all respects as they may be furnished to others purchasing lands from said grantor or its successors or assigns.

All rights, easements and privileges hereby granted shall be appurtenant to all lands owned by said grantee and every part thereof, and shall run with said lands to said grantee and his heirs and assigns.

Provided that said grantor shall not be required without its consent to furnish electric power or other facilities to more than three residences on said property.

It is a condition binding upon the grantee, his heirs and assigns, that no hogpens or other nuisance shall be permitted or suffered to exist upon the granted premises, and, further that the grantee, his heirs and assigns, shall at all times comply with such reasonable health regulations as may be prescribed by the grantor and approved of by the County Health Officers, or the State Board of Health; and in return, the said grantor covenants that no hog-pen or other nuisance shall be permitted to exist upon any land now belonging to said grantor, adjoining or near any land now belonging to said grantee.

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 hereinafter named, and *his* heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and *his* 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 the said granting corporation has caused its corporate seal to be hereto affixed and these presents to be subscribed by its duly authorized officers *James R. Zimmerman, President and Herbert Lindsay, Secretary*

on this the *8th* day of *August* in the year of our Lord one thousand nine hundred and *twenty one* and in the one hundred and forty *sixth* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of *P. J. Hunter Jr.* and *B. D. Woodward* By *Paris Mountain Co.* *James R. Zimmerman, Pres.* and *Herbert Lindsay, Secy.*

Revenue Stamps Cancelled, \$ *1* and *00* cents.

STATE OF SOUTH CAROLINA, County of *Greenville* PERSONALLY appeared before me *P. J. Hunter Jr.* and made oath that he saw the within named *Paris Mountain Company*, a corporation, by and its duly authorized officers *James R. Zimmerman, President, and Herbert Lindsay, Secretary* a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with *B. D. Woodward* witnessed the execution thereof.

SWORN to before me, this *8th* day of *August* 1921. *P. J. Hunter Jr.* Notary Public for South Carolina. (SEAL) *B. D. Woodward* Recorded *August 12th* 1921

END OF DOC.