

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That S. Slater & Sons, Inc.,

a corporation chartered under the laws of the State of Delaware, and having its principal place of business at Slater in the State of South Carolina, for and in consideration of the sum of Eleven Hundred and no/100 (\$1,100.00) 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 John H. Rouda, his Heirs and

Assigns:-

All that certain piece, parcel or lot of land on the East side of Mellon Street, in the Village of S. Slater & Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot 15 of Block H, as shown on a plat of the Village of S. Slater & Sons, Inc., made by J. E. Sirrine & Company, Engineers, on July 10, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 63, 64 and 65, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the East side of Mellon Street, joint corner of Lots 14 and 15 of Block H, and running thence with the line of Lot 14, N. 82-41 E. 124 feet to an iron pin; thence with the rear line of Lot 8, S. 7-24 E. 70 feet to an iron pin; thence with the line of Lot 16, S. 82-41 W. 124 feet to an iron pin on the East side of Mellon Street; thence with the East side of Mellon Street, N. 7-24 W. 70 feet to the beginning corner.

The grantor reserves to itself, its successors and assigns, all water and sewer pipe lines, electric light and power lines, valves, fittings, hydrants, poles, wires, transformers and other apparatus used in connection with and forming a part of the water, fire protection, electric light and power distribution and sewerage systems of the village of S. Slater & Sons, Inc. at Slater, S. C. which may be located on the lot herein conveyed, together with the right and easement, in perpetuity to go upon the land for the purpose of maintenance, repair and operation of said water, sewer, electric light and power lines, as same are now located, to remove and relocate said lines so as to run in or along the streets, and to operate and maintain the lines as so relocated, but this reservation does not include the individual house water and sewer pipe lines serving the house on the lot herein granted in so far as they are located on said lot.

It is contemplated that there will be organized a district pursuant to the provisions of Act No. 784 of the Acts of 1924 of South Carolina or other applicable law, and that the grantor herein may transfer the water, fire protection, sewerage, electric light and power distribution systems in said village to such district or to a public service corporation, or in part to such district, and in part to a public service corporation, and thereupon the grantor's responsibility, if any, with reference to the operation or maintenance of any of the utilities in said village shall cease.

It is understood and agreed that the conveyance of the above described lot is made subject to the following restrictions:-

(1) That the lot above described shall not be sold, leased or released to any negro or person of negro blood.

(2) That no mercantile establishment shall be erected, operated or maintained on the lot above described.

The above restrictions are uniform and will appear in the deeds to all lots sold by the grantor from the above mentioned plat.