

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 (\$1100.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Theodore L. Takacy, 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 No. 23 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 front corner of Lots No. 22 and 23 of Block H, and running thence with the line of Lot No. 22, N. 75-29 E. 117.8 feet to an iron pin, joint rear corner of Lots No. 1 and 27 of Block H; thence with the line of Lot No. 27, S. 28-32 E. 54.8 feet to an iron pin in the line of Lot No. 27; joint rear corner of Lots No. 23 and 24; thence with the line of Lot No. 24, S. 61-00 W. 124.9 feet to an iron pin on the east side of Mellon Street; thence with Mellon Street N. 21-22 W. 85 feet to the beginning corner.

The grantor reserves to itself, its successors, assigns 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, gas, electric light and power distribution and sewerage systems of the village of S. Slater & Sons, Inc., which may be located on the lot herein conveyed, together with the right and authority in and to go upon the land for the purpose of maintenance, repair and operation of said water, gas, electric light and power lines, if same are now located; to remove and relocate said lines so as to be in a better position to operate and maintain the lines as so relocated; but this right shall not be exercised during individual hours water and sewer pipe lines serving the lot herein conveyed shall be shut off or cut off on said lot. It is contemplated that the provisions of this section shall be subject to the provisions of any law of the State of South Carolina which may be enacted from time to time relating to the operation of such district or to a public utility or to a public service corporation, and that the grantor hereby agrees to cooperate in the operation or maintenance of such district or public utility or public service corporation. 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.