

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. Homer Fuller,

in the State aforesaid.
in consideration of the sum of Two Hundred and no/100 (\$200.00) DOLLARS,

and the assumption of the below mentioned mortgage
to me ~~xxxxx~~ in hand paid at and before the sealing of these presents by H. P. Bonds

in the State aforesaid, 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 H. P. Bonds

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the north side of Ninth Street, in Section No. 5 of Judson Mills Village, being known and designated as Lot No. 15 as shown on a plat of Section No. 5 of Judson Mills Village made by Dalton & Neves, Engineers, in February, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at pages 33 and 34 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Ninth Street joint corner of Lots Nos. 14 and 15, said pin also being 142 feet west from the northwest corner of the intersection of Ninth Street and Neubert Avenue, and running thence with the line of Lot No. 14, N. 1-55 W. 80 feet to an iron pin; thence with the rear line of Lots Nos. 9 and 10, S. 88-23 W. 70 feet to an iron pin; thence with the line of Lot No. 16 S. 1-55 E. 80 feet to an iron pin on the north side of Ninth Street; thence with the north side of Ninth Street, N. 88-23 E. 70 feet to the beginning.

"This property was conveyed to the grantor subject to the following rights-of-way, easements, and reservations, which are binding on the grantee herein. These rights-of-way, easements and reservations are as follows:

Rights-of-way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and Parker Water and Sewer Sub-district to be used for the purpose of laying and maintaining water and sewer pipe lines through said land and rights-of-way and easements have been granted to Southern Power Company, the predecessor of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of the electricity over and across said land, and this conveyance is made subject to said easements insofar as they may affect the lot herein conveyed. The grantor reserves to itself, its successors and assigns, and excepts from this conveyance all water pipe lines, valves, fittings, hydrants, poles, wire, transformers, fittings and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section No. 5 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The grantor further reserves to itself, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets and to operate and maintain the lines as so relocated or constructed."

This property is subject to certain restrictions recorded in said office in Deeds, Volume 221, page 13.

The grantee assumes and agrees to pay as a part of the purchase price a mortgage executed by the grantor to Judson Mill, dated April 1, 1940, recorded in said office in Mortgages, Volume 289, page 121, in the original sum of \$800.00. This mortgage was assigned to The South Carolina National Bank on May 1, 1940.