

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

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 One (\$1.00) 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

James F. Howard, M. O. Alexander, G. P. Pruitt, R. S. Ballenger and G. M. Shipman, Trustees of Parker School District, Greenville County, S.C.

All that certain piece, parcel or lot of land situate, lying and being on the west side of Second Avenue in the Block between Fifth Street and Easley Road in Judson Mills No. 1 Village, near the City of Greenville, in the County of Greenville, State of South Carolina, and having, according to a survey thereof made by R. E. Dalton, Engineer, December, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Easley Road, said pin being 15.1 feet east from the center of the railroad side track, said point also being 271.6 feet west from the southwest corner of the intersection of Easley Road and Second Avenue, and running thence with said railway side track right of way S. 16-43 E. 102 feet to a point; thence S. 17-53 E. 99 feet to a point; thence S. 24-38 E. 98.2 feet to a point; thence S. 34-37 E. 77.7 feet to an iron pin on the north side of Fifth Street; thence along the north side of Fifth Street S. 83-50 E. 45 feet to an iron pin at the intersection of Fifth Street and Second Avenue; thence along a curved line with Second Avenue to an iron pin on the west side of said Avenue (the chord of which is N. 51-21 E. 14.2 feet); thence along the west side of Second Avenue N. 6-30 E. 456 feet to an iron pin; thence continuing with the curve of Second Avenue to an iron pin on the south side of Easley Road (the chord of which is N. 54-36 W. 9.7 feet); thence with the south side of Easley Road S. 64-18 W. 271.6 feet to the beginning corner.

There are located on the above property the Judson Community Building and what is generally referred to as Judson Mills School No. 1.

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 predecessors of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements in so far 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 Judson Mill 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.

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.