

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, Fred T. Jordan, late of the County of Greenville, State of South Carolina, died intestate in 1941, leaving as his sole heirs at law his wife, Gussie Luquire Jordan, and two sons, Collon F. Jordan and Harold Lee Jordan, and,

Whereas, it is the desire of the said Collon F. Jordan and Harold Lee Jordan to convey to their mother all right, title and interest to the real estate described below:

KNOW ALL MEN BY THESE PRESENTS, That We, Collon F. Jordan and Harold Lee Jordan,

in the State aforesaid.

in consideration of the sum of Ten (\$10.00) Dollars, Love and Affection

MARKERS

to us in hand paid, at and before the sealing of these presents by Gussie Luquire Jordan

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 Gussie Luquire Jordan, her heirs and assigns

All that piece, parcel or lot of land in Township, on the East side of 4th Avenue in Judson Mills #1 Village in the County of Greenville, State of South Carolina, being known and designated as Lot #17 as shown on a plat of Section 1 of Judson Mills Village made by Dalton & Neves, Engineers, in August, 1939, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, at pages 11 and 12, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pipe on the East side of 4th Avenue, 173.9 feet North of the North-east corner of the intersection of 5th and Wilburn Avenues and running thence with 5th Avenue, N. 4-30 E. 70 feet to an iron pipe, joint front corner of Lots #17 and 18; thence with the line of lot #18, S. 85-30 E. 88.5 feet to an iron pipe; joint rear corner of Lots #12 and 13; thence with the line of Lot #13, S. 4-30 W., 70 feet to an iron pipe, joint corner of Lots #13, 14, 16, and 17; thence with the line of Lot #16, N. 85-30 W., 88.5 feet to the beginning corner.

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 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, wires, transformers, fittings and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section #1 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.

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 except that lots #1, 2, 3 and 4 shall not be restricted so as to prohibit the erection, operation and maintenance of mercantile establishments.