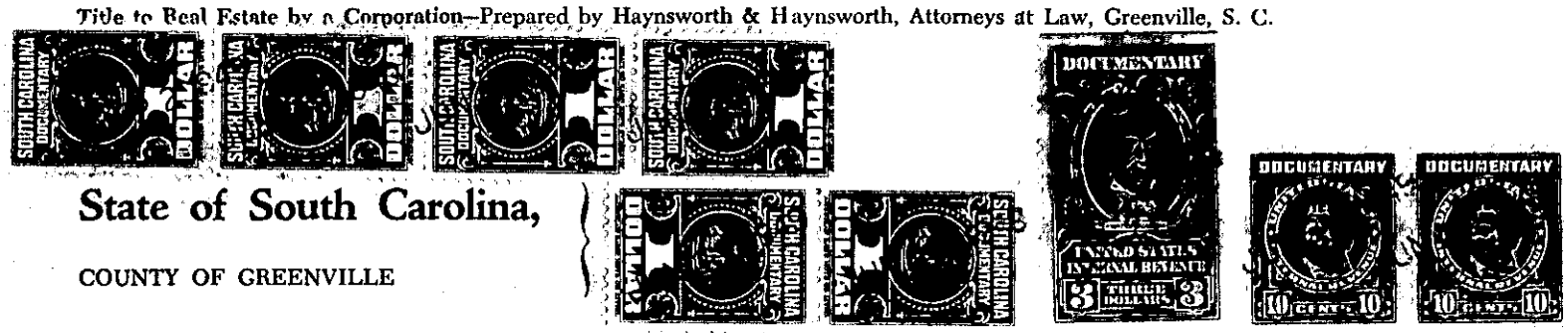
Title to Real Estate by a Corporation—Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.



State of South Carolina,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That J. P. Stevens & Co., Inc., a corporation chartered under the laws of the State of Delaware and having a place of business and owning property in the County of Greenville, in the State of South Carolina, for and in consideration of the sum of

Twenty-nine Hundred Thirty and no/100 ($2930.00) - - - - - - - - - - - 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

PAUL E. BARTON

All that piece, parcel or lot of land with the improvements thereon situate, lying and being in Dunean Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 46, Section 6 "Addition to Section "6" of Dunean Mills", as shown on a plat entitled "Sub-division for Dunean Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on April 5, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 175. According to said plat the within described lot is also known as No. 11 Henry Street (Avenue) and fronts thereon 47.9 feet.

The grantor and its predecessors in title have granted unto Parker Water and Sewer Sub-District, Commissioners of Public Works of the City of Greenville, S. C., Greater Greenville Sewer District Commission, Greenville Traction Company, Duke Power Company and its predecessors, Southern Power Company and Southern Public Utilities Company, to one or more of them and/or to others all water and sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house water and sewer lines), valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, and sewerage systems of the village known as Dunean Mills Village in which the above described lot is located together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement and operation (including meter reading) of the lines and systems aforesaid and of certain other water, sewer, electric and street trolley power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in, along, above or near the streets and alleyways located in Dunean Mills Village and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, South Carolina.

There is excepted and excluded from this conveyance so much of the personal property above mentioned as may be located upon the lot above described and this conveyance is made subject to the rights of way and easements above mentioned insofar as they may affect said lot.

This conveyance 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.

(3) That only one residence shall be erected or maintained on any one lot.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and his (her or their) Heirs and Assigns forever.

And the said J. P. Stevens & Co., Inc., does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, J. P. Stevens & Co., Inc., pursuant to resolutions duly adopted by its Board of Directors on January 8, 1948, and by its Finance Committee on February 4, 1948 has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. E. Henry, as Vice President and Ernest Folger, Jr., as Assistant Secretary, on the 1st day of June in the year of our Lord one thousand, nine hundred and forty-nine, and in the one hundred and seventy-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Ellen M. Lockaby

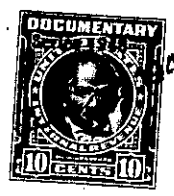
Thomas K. Johnstone, Jr.

J. P. STEVENS & CO., INC. (L. S.)

By R. E. Henry
Vice President

And Ernest Folger, Jr.
Assistant Secretary

State of South Carolina,



COUNTY OF GREENVILLE

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (she) saw R. E. Henry as Vice President and Ernest Folger, Jr., as Assistant Secretary of J. P. Stevens & Co., Inc., a corporation chartered under the laws of the state of Delaware, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Thomas K. Johnstone, Jr., witnessed the execution thereof.

SWORN to before me this 1st day of June A. D., 1949

Thomas K. Johnstone, Jr. (L. S.)
Notary Public for South Carolina.

Ellen M. Lockaby

Recorded June 22nd. 1949 at 11:30 A. M. #14642 10917-2