



State of South Carolina,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That McCall Manufacturing Company, a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greer, in the State of South Carolina, for and in consideration of the sum of

Two Thousand Eighty and no/100 (\$2,080.00) - - - - - 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

FRED D. UPTON AND ROSA H. UPTON

All that piece, parcel or lot of land with the improvements thereon situate, lying and being in or near the City of Greer, Greenville County, South Carolina, and being more particularly described as Lot No. 44, as shown on a plat entitled "A Subdivision for McCall Manufacturing Company, Greer, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., May, 1949, and recorded in the R. M. C. Office for Greenville County in Plat Book S, at page 76. According to said plat the within described lot is also known as No. 104 Mason Street (Avenue) and fronts thereon 101 feet.

The grantor or its predecessors in title have granted unto the Commissioners of Public Works of the City of Greer, S. C., or to others, rights-of-way and easements to construct, maintain, operate and relocate water, sewer and electric lines and other utilities. To the extent that rights-of-way and easements for sewer lines, septic tank or tanks or lines going to or from said tank or tanks have not been granted, the grantor reserves to itself the right, privilege and easement across the property shown on the plat referred to above to construct, install, maintain, inspect, operate and relocate sewer lines, a septic tank or tanks, and lines going to or from said tank or tanks in order to properly serve the property shown on said plat. There is excepted and excluded from this conveyance 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, sewerage, electrical and other utility systems located in whole or in part on the property of which the above described lot is a part or which may be incident to the use of the rights-of-way and easements above mentioned, 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 McCall Manufacturing Company 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, McCall Manufacturing Company has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. C. McCall, as President, and R. C. McCall, Jr., as Secretary, on the 1st day of July 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:
Thomas K. Johnstone, Jr.
Ellen M. Lockaby

McCALL MANUFACTURING COMPANY
By R. C. McCall President
And R. C. McCall, Jr. Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (she) saw R. C. McCall, as President, and R. C. McCall, Jr., as Secretary of McCall Manufacturing Company, a corporation chartered under the laws of the state of South Carolina, sign, seal and 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 July, 1949 A. D., 1949
Thomas K. Johnstone, Jr. (Notary Public for South Carolina)

Ellen M. Lockaby

Recorded July 5th. 1949 at 4:15 P. M. #15636
Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.