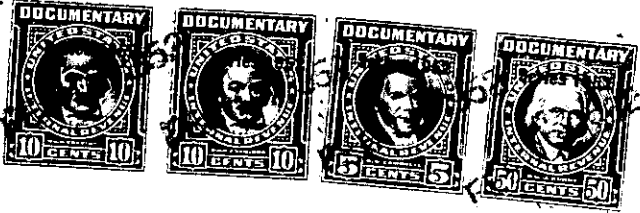




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BOOK 451 PAGE 07

OLLIE FARNSWORTH R.M.C.



State of South Carolina,

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

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-four Hundred Fifty (\$2450.00) - - - - - 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 W. N. LESLIE AND W. JAMES WILLIAMS

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Duncan Mills Village, Greenville County, South Carolina, and being more particularly described as lots 110, 111, 112, 113 and 114 Addition to Section '3' division for Duncan Mills, Greenville, S. C., made by Pickell & Pickell, Engineers, Greenville, S. C., on March 10, 1951, as shown on a plat entitled 'Sub-division for Duncan Mills, Greenville, S. C.' and recorded in the R. M. C. Office for Greenville County in Plat Book 2 page 61, according to said plat the within described lots front on Wallace Street 375 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 Duncan 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 Duncan 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.

This conveyance is made subject to the following restrictions:

- (1) That no mercantile establishment, other than those already in existence, shall be erected, operated or maintained on the lots above described.
(2) 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, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. G. Emery, as Executive Vice President and Ernest Folger, Jr., as Assistant Secretary, on the 7th day of February in the year of our Lord one thousand nine hundred and fifty-two, and in the one hundred and seventy-sixth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: Burnet R. Maybank Jr. Thomas K. Johnstone Jr.

J. P. STEVENS & CO., INC. (L. S.) By: R. G. Emery Vice President And: Ernest Folger Jr. Assistant Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me Burnet R. Maybank, Jr. and made oath that he saw R. G. Emery, as Executive 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 7th day of February 1952 A. D. 1952 Burnet R. Maybank Jr. Notary Public for South Carolina. (L. S.)

Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C. Recorded February 11th. 1952 at 4:03 P. M. #3420