

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Mills Mill, a corporation duly organized under the laws of the State of South Carolina, with its principal place of business at Greenville, in the State aforesaid, in consideration of the sum of \$3,325.00 Dollars, to it, the grantor, in hand paid at and before the sealing of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the aforesaid grantees

JOHN P. PHILLIPS, his heirs and assigns:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, near the Corporate limits of the City of Greenville, in Tax District No. 235, and being known and designated as Lot No. 21, of a subdivision of the Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Service of Greenville, S. C., in June of 1954, and recorded in the R. M. C. office for Greenville County in Plat Book GG, at pages 60 and 61, and having such metes and bounds, courses and distances as shown thereon, reference thereunto being had." The house on this lot is known as No. 296 Werts Street.

The grantor and its predecessors in title have granted unto Southern Railway Company, Parker Water and Sewer Subdistrict, Greater Greenville Sewer District, Southern Bell Telephone and Telegraph Company, Duke Power Company, Greenville County and others, certain easements and rights-of-way together with street rights-of-way, of record and/or as shown on the aforesaid plat affecting the lot herein conveyed, including the right of said parties (and Mills Mill and Parker Water and Sewer Subdistrict with respect to the water system hereinafter described) to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation and operation, including meter reading, of the facilities involved.

The present water and fire protection system, including fire hydrants, but exclusive of house lines, is the property of the grantor. The grantor covenants that it will maintain said water and fire protection systems until the same has been taken over or relocated, and the system conveyed to Parker Water and Sewer Subdistrict or some other governmental agency. The grantor reserves the right to grant easements to the Parker Water and Sewer Subdistrict or any other governmental agency for the relocation, construction and maintenance of a new water system. The grantor shall not be liable for any damages resulting from the failure of the present water system, but, until such time as the present system is accepted, or a new system is installed, by the Parker Water and Sewer Subdistrict, the grantor herein shall be obligated to maintain and restore said system.

Excepted from this conveyance, in addition to the foregoing property, are all automatic water heaters and all non-automatic water heaters, including jacket stove heaters. The grantor further disclaims any interest in the light fixtures located in the house situated on the lot herein conveyed.

The street lighting system is the property of the Grantor. Said system will be operated for the present but the Grantor reserves the right to repair, abandon, sell or convey the system at any time.

This conveyance is made subject to the following restrictions: (1). The property herein conveyed shall be used only for residential purposes; (2). Only one residence shall be erected or maintained on any one lot.

The foregoing restrictions shall remain in effect until July 1, 1964, at which time they shall be automatically renewed for successive periods of ten years unless a majority of the lot owners vote otherwise.

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 Mills Mill does hereby bind itself and its successors to warrant and forever defend all and singular the aforesaid 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.

This conveyance is executed pursuant to a Resolution adopted by the Directors of Mills Mill on the 13th day of May, 1954, and approved by Resolution of the Directors of Reeves Brothers, Inc. on the 17th day of May, 1954, authorizing and directing the sale of the property above described, the deed to be executed by W. P. Ligon, Vice-President and Treasurer and Chas. D. Green, Vice-President and General Manager, either one or both, acting jointly or severally.

IN WITNESS WHEREOF, Mills Mill has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer or officers on the 29th day of June, 1954.

Signed, Sealed and Delivered in the presence of

MILLS MILL, (SEAL)

D. R. Cain

By: *W. P. Ligon* (L. S.)
Vice-Pres. & Treas.

Mary Louise Sullivan

And: *Chas. D. Green* (L. S.)
Vice-President

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PROBATE

PERSONALLY appeared before me Mary Louise Sullivan and made oath that she saw the within named Mills Mill, a corporation, by its duly authorized officer(s) sign, seal, and as the act and deed of said corporation deliver the within written deed, and that she with D. R. Cain witnessed the execution thereof.

Sworn to before me this the 29th

day of June, 1954.

D. R. Cain (SEAL)
Notary Public for South Carolina

Mary Louise Sullivan

106-15-3

Recorded July 15th, 1954 at 11:00 A.M. #15673