

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 its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Thousand Seven Hundred and Fifty and No/100 (\$1750.00) - 3-10-44-1957 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. VERNER and ELSIE K. VERNER

ALL THOSE certain pieces, parcels or lots of land consisting of in the aggregate more or less situate, lying and being in or near the Town of Piedmont, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 530 and 531 as shown on a plat entitled "Piedmont Plat, Greenville County, Property of J. P. Stevens & Co., Inc. Piedmont, S.C." prepared by Dalton & Neves, December 1956 (Plat No. 200) and recorded in the P. H. C. Office for Greenville County, South Carolina, in Plat Book 200 at Page 1 and having according to said plat the following metes and bounds:

BEGINNING at an Iron pin on the Northern corner of the Western terminus of Lee Street at the joint corner of Lot No. 120, Section Four and Lot No. 531 and running thence with the line of Lot No. 120, Section Four, N. 01-13 E. 221 feet to an iron pin; thence N. 78-32 W. 207 feet to an iron pin; thence continuing N. 78-32 W. 206 feet to an iron pin at or near the Eastern bank of Saluda River; thence with the Eastern and Southeastern bank of Saluda River (along a traverse line) S. 4-56 W. 48.7 feet; S. 31-05 W. 170.9 feet; S. 40-07 W. 248 feet; S. 51-51 W. 244.3 feet to an iron pin on the Northern side of a road; thence with the Northern side of said road the following courses and distances: S. 69-36 E. 211.5 feet to a point; S. 61-42 E. 136.7 feet to an iron pin; thence continuing S. 61-42 E. 36 feet to a point; N. 60-05 E. 250.6 feet to a point; N. 00-05 E. 140.9 feet to a point; N. 14-41 E. 277.4 feet to the point of beginning.

This conveyance is made subject to the easements and rights of way for sewer, water, electric or communication lines or facilities that may cross or encroach upon the above described property.

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 lot above described.
- (2) That only one residence shall be erected or maintained on any one lot.
- (3) That no livestock, except fowl, may be kept, stabled or penned thereon or brought to the premises.



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, successors, heirs and assigns forever.

And the said granting corporation 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 their successors, 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 the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the Fifteenth day of November in the year of our Lord one thousand, nine hundred and fifty seven and in the one hundred and eighty second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:
Alice Neighbors
Agnes Burriss

J. P. STEVENS & CO., INC.
By *Geo. P. McClenaghan* Vice President
and *Ernest Folger, Jr.* Asst. Secretary

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PERSONALLY appeared before me Alice Neighbors and made oath that she saw Geo. P. McClenaghan as Vice President and Ernest Folger, Jr. as Asst. 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 she, with Agnes Burriss, witnessed the execution thereof.

SWORN to before me this 15th day of November A. D., 19 57.
W. B. Hendrix (L. S.)
Notary Public for South Carolina.

Alice Neighbors