

Traxler & Turner



TITLE TO REAL ESTATE - Offices of ~~Book 742, Page 351~~ Attorneys at Law, Greenville, S. C. FEB 8 10 12 AM 1964

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

OLLIE FARRSWORTH
R. M. C.

Know All Men by These Presents:

That I, Marshall E. Sims, in the State aforesaid, in consideration of the sum of Two Thousand One Hundred Eleven and 21/100 (\$2,111.21) DOLLARS, and assumption of mortgage hereinbelow referred to, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Kenneth E. Smith, his heirs and assigns,

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. 23, Section 1, as shown on a plat entitled "Subdivision for Dunean Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at pages 173-177, inclusive. According to said plat the within described lot is also known as No. 3 Welch Street (Avenue) and fronts thereon 55 feet.

The grantor's 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 abovedescribed 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.

This conveyance is made subject to recorded rights of way and the easements above mentioned insofar as they may affect said lot.

This conveyance is made subject, also, 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.

The herein named Grantee agrees to pay the 1964 taxes on the above described property.

As a part of the consideration hereof, the Grantee assumes and agrees to pay, according to its terms, that certain note and mortgage given by Thurman W. Sims, in favor of Liberty Life Insurance Company, dated March 1, 1949, which mortgage is now owned and held by Cameron-Brown Co. (successor to General Mortgage Co.), which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Volume 418, Page 317, upon which there is a balance due of \$911.35, with interest from March 1, 1964.

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