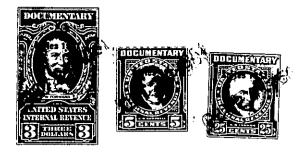


State of South Carolina,

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-six Hundred Twenty-five and no/100 (\$2625.00) - - - - - - - -

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

EVELYN S. SPENCER

The grantor and its predecessors in title have granted unto City of Greer, S. C., Southern Hailway Company, Piedmont and Northern Railway Company, Southern Bell Telephone and Telegraph Company, and Duke Power 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 and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation (including meter reading) of the lines and systems aforesaid and of certain other water, sewer, electric, telephone, railway, and 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 Greer Mill 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, and/or by an inspection of the premises.

There is excepted and excluded from this conveyance so much of the personal property above mentioned as may be located upon the lot above described, 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 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 grantsu(s) hereinghous named and his (here or their).

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and his (her for their) Heirs and Assigns forever.

And the said J. P. Stevens & Co., Inc., does hereby bind itself and its successors to warrant and forever deferred 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. C. Emery, as Executive Vice President, and H. B. Croxton, as Assistant Secretary, on the 15th day of October in the year of one Lord one thousand nine hundred and fifty-one, and in the one hundred and seventy-sixth year of the Sovereignty and Independence of the United States of America.

United States of America.

Signed folded and delivered in the presence of:

By

Executive Vice President

And

Assistant Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (she) saw R. G. Emery as Executive Vice President, and H. B. Croxton, 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 15th day of

October

A. D. 1951

Notary Public for South Carolina.

Recorded Oct.24, 1951 at 11:00 A.M.#24407

Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

CQ-33-1