

STATE OF SOUTH CAROLINA, }

County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That Judson Mills

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Nine Hundred Fifty and no/100 (\$950.00) 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 John P. Fair and Elaine B. Fair:-

All that certain piece, parcel or lot of land on the west side of 5th Avenue in Judson Mills No. 1 Village in the County of Greenville, State of South Carolina, being known and designated as Lot No. 60 as shown on a plat of Section No. 1 of Judson Mills Village made by Dalton & Neves, Engineers, in August, 1939, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K at pages 11 and 12, and having, according to said plat, the following metes and bounds, to-wit:- 48

Beginning at an iron pipe on the west side of 5th Avenue 75 feet south of the southwest corner of the intersection of 5th Avenue and Heatherly Drive, and running thence with 5th Avenue S. 4-30 W. 70 feet to an iron pipe, joint front corner of lots No. 60 and 61; thence with the line of lot No. 61, N. 85-30 W. 90 feet to an iron pipe, joint rear corner of lots No. 74 and 75; thence with the rear line of lot No. 75, N. 4-30 E. 70 feet to an iron pipe, joint corner of Lots No. 59, 60, 75 and 76; thence with the line of lot No. 59, S. 85-30 E. 90 feet to the beginning corner.

Rights-of-way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and Parker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said land and rights-of-way and easements have been granted to Southern Power Company, the predecessor of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements in so far as they may affect the lot herein conveyed. The grantor reserves to itself, its successors and assigns and excepts from this conveyance all water pipe lines, valves, fittings, hydrants, poles, wire, transformers, fittings and other apparatus used in connection with, and forming a part of, the water and electric distribution systems of Section No. 1 of Judson Mills Village which may be located upon the lot herein conveyed, but granting and not reserving all house water lines. The grantor further reserves to itself, its successors and assigns, the right and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of the above mentioned water pipe and electric transmission lines as same are now located, to remove and relocate said lines, or construct other lines so that the lines as so relocated or constructed will run in, under or above any or all streets, and to operate and maintain the lines as so relocated or constructed.

The grantor further reserves to itself, its successors and assigns, and excepts from this conveyance, that certain storm sewer, its basins, valves and fittings and other apparatus used in connection therewith which are located on the lot herein conveyed, together with the right, title and easement in perpetuity to go upon the land for the purpose of maintenance, operation and repair of said storm sewer. This reservation and exception in connection with the above mentioned storm sewer is made for the benefit of other lot owners, and it is understood and agreed that there shall be no obligation on the grantor, its successors or assigns, to repair or maintain said storm sewer.

It is understood and agreed that the conveyance of the above described lot is made subject 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.

The above restrictions are uniform and will appear in the deeds to all lots sold by the grantor from the above mentioned plat except that lots No. 1, 2, 3 and 4 shall not be restricted so as to prohibit the erection, operation and maintenance of mercantile establishments.