

STATE OF SOUTH CAROLINA, 11 54 11 1933

GREENVILLE COUNTY

Know All Men by These Presents:

That We, Rosa Hindman and James Hindman in the State aforesaid,
in consideration of the sum of Eight Hundred Twenty-two and 50/100 (\$822.50) DOLLARS,

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 James D. Carnes and Allene H. Carnes all that certain piece, parcel or lot of land on the East 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. 49 as shown on a plat of Section 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:-

Beginning at an iron pipe on the East side of 5th Avenue 143 feet North of the Northeast corner of the intersection of 5th Avenue and Heatherly Drive, and running thence with 5th Avenue N. 4-30 E. 70 feet to an iron pipe, joint front corner of lots No. 49 and 50; thence with the line of lot No. 50 S. 85-30 E. 89.5 feet to an iron pipe, joint rear corner of lots 28 and 29; thence with the line of lot No. 29 S. 4-30 W. 70 feet to an iron pipe, joint rear corner of lots 29, 30, 48 and 49; thence with the line of lot No. 48 N. 85-30 W. 89.5 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 purposes 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.

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.

