

**YORK COUNTY ASSESSOR**

**Tax Map:**

**628-03-08-009**

**Date: 10/31/2022**



**2022046083**

**Prepared By:**

**E H**

Fredrick Adkins  
2207 Forrest Street  
Cayce, South Carolina  
29033

DEED QUIT CLAIM  
RECORDING FEES \$15.00  
STATE TAX \$0.00  
COUNTY TAX \$0.00

PRESENTED & RECORDED:

**10-31-2022 02:02:14 PM**

**BK: RB 20476**

**PG: 482 - 485**

DAVID HAMILTON  
CLERK OF COURT  
YORK COUNTY, SC  
BY: ABIGAYLE LANIER CLERK

**After Recording Return To:**

Fredrick Adkins  
2207 Forrest Street  
Cayce, South Carolina  
29033

**Space Above the Line Intentionally Left Blank for Recorder's Use**

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**QUIT CLAIM DEED**

State of South Carolina

York County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One dollar Dollars (\$1) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Audrey Adkins, a single individual, residing at 16 Graham Street, Rock Hill, South Carolina, 29730.

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby remises, releases and forever quitclaims to Fredrick Adkins, a single individual, residing at 2207 Forrest Street, Cayce, South Carolina, 29033 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in York County, South Carolina, to-wit:

Deed Book page 13691/155  
Plat Book Page D / 125  
Parcel/Tax Map ID 6280308009

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of October 31 2022.

Grantor's Signature Audrey B Adkins Date October 31 2022  
Print Name: Audrey Adkins  
Address: 16 Graham Street, Rock Hill, South Carolina, 29730

Victoria Charles Date October 31 2022  
Witness's Signature  
Victoria Charles  
472 Headwaters Way, Rock Hill, South Carolina, 29730

Amanda Pate Date October 31 2022  
Witness's Signature  
Amanda Pate  
620 Daves Road, York, South Carolina, 29745

## NOTARY ACKNOWLEDGMENT

State of South Carolina)

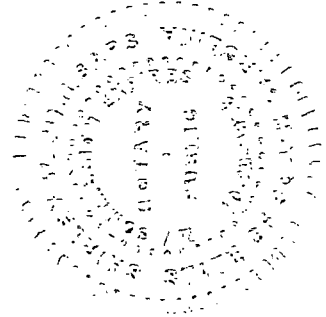
County of York)

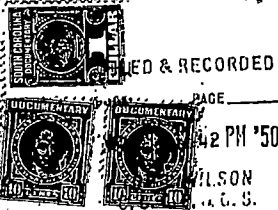
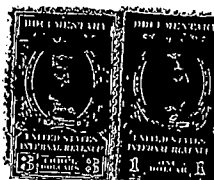
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Victoria Charles & Amanda Pate whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of October, 20 22

Deirdre W. Milford (SEAL)  
Notary Public

My Commission Expires: 10-29-2028





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## State of South Carolina,

COUNTY OF YORK

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 York, in the State of South Carolina, for and in consideration of the sum of **Thirty-Nine Hundred Fifty & No/100 (\$3950.00)** - - - - -

- - - - - 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

WILLIAM FRANKLIN ADKINS

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Industrial Mills Village, near the City of Rock Hill, York County, South Carolina, and being more particularly described as Lot 29, as shown on a plat entitled "A Subdivision for Industrial Mills, Rock Hill, S. C.," prepared by Pickell & Pickell, Engineers, Greenville, S. C., May, 1950, and recorded in the office of the Clerk of Court for York County in Plat Book D, at pages 123-125, inclusive. According to said plat the within described lot is also known as No. 16, Graham Street (X66X66), and fronts thereon 71 feet.

The grantor and its predecessors in title have granted unto City of Rock Hill, S. C., Catawba Power Company, Duke Power Company and its predecessors Southern Power Company and Southern Public Utilities Company, and Southern Railway 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, this water, fire protection, electric light and power distribution, and sewerage system of the village known as Industrial Mills Village in which the above described lot is located together with rights of way 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, railroad and power lines constructed or to be constructed, and to relocate certain of such lines as to run them in, along, above or near the streets and alleyways located in Industrial 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 Office of the Clerk of Court for York County, South Carolina.

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 grantee(s) hereinabove named, and his (her or their) Heirs and Assigns forever.

And the said J. P. Stevens & Co., Inc., 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 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.

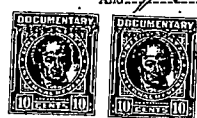
IN WITNESS WHEREOF, J. P. Stevens & Co., Inc., pursuant to resolutions duly adopted by its Board of Directors on January 8, 1948, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, J. W. Wood, as Vice President, and T. B. Jackson, as Assistant Secretary, on the 1st day of **November** in the year of our Lord one thousand nine hundred and fifty, and in the one hundred and seventy-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

*Ellen M. Lockaby*  
*H. J. Haynsworth, III*

By

And



State of South Carolina,

COUNTY OF YORK

PERSONALLY appeared before me Ellen M. Lockaby and made oath that he (she) saw J. W. Wood, as Vice President, and T. B. Jackson, 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 H. J. Haynsworth, III, witnessed the execution thereof.

SWORN to before me, this 1st day of

November

A. D., 1950

*H. J. Haynsworth, III*  
Notary Public for South Carolina.

*Ellen M. Lockaby*

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