

JOHN HUDSON & COMPANY
Attorneys, Notaries & Conveyancers
303 Florida Road
DURBAN

Prepared by me:
J.C. Hudson
CONVEYANCER
J.C.S HUDSON

FEES	
Stamp Duty	R 100-00
Reg	
Corp	
W/R Bond	

VERBIND	
VIR FOR R 675 000,00	
B 7686/97	<i>[Signature]</i> REGISTRAR
25-03-97	

BC 000010650/2020
GEKANSLEER CANCELLED
<i>[Signature]</i> REGISTRAR/REGISTRAR
DATE: 2020-06-23

25 03 97
I 7966/97

BY ENDORSEMENT WITH APOSTrophe
FOR ENDORSEMENTS SEE PAGE - 6 -

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT **GRAHAM VICTOR HARRISON**
appeared before me, the Registrar of Deeds for the Province of KwaZulu-Natal,
at Pietermaritzburg, he, the said Appearer, being duly authorised thereto by a
Power of Attorney granted to him by:

MILBARN PROPERTIES (TWO) (PROPRIETARY) LIMITED No 87/02434/07;

which said Power of Attorney is dated the 4th day of MARCH 1997, and signed at
DURBAN.

[Handwritten mark]

DIE IDENTIFISERNOMMER VAN DIE TRANSFEREE	THE IDENTITY NUMBER OF THE TRANSFEREE
IS VERANDER NA	HAS BEEN CHANGED TO
1997 / 002963 / 23	
GN 1762 / 99	
2003-06-17	REGISTRATEUR/REGISTRAR



Only

VERBIND	MORTGAGED	BC	000037281 / 2015
VIR FOR R 1 000 000 - 00		GEKANSELLEER CANCELLED	
B 18185 / 03		REGISTRATEUR/REGISTRAR	
2003-06-17		REGISTRATEUR/REGISTRAR	2015-11-06

2)

VERBIND	MORTGAGED	BC	000010651 / 2020
VIR FOR R 4 425 000 . 00		GEKANSELLEER CANCELLED	
B 003620762 / 2015		REGISTRATEUR/REGISTRAR	
2015-11-06		REGISTRATEUR/REGISTRAR	DATE: 2020-06-23

2)

KRAGTENS DIE BEMERKINGS VAN ARTIKEL VAN WET IS DIE BEMERKINGS VERVAT IN VOORWAARDE OP BLADS: NIE MEER VAN TOEPASSING NIE.	BY VIRTUE OF THE PROVISIONS OF SECTION Schelle of ACT 61/2008 THE RESTRICTIONS CONTAINED IN CONDITION 6(1), 23 ON PAGE 3 HAVE CEASED TO APPLY.
 2015-11-06	 REGISTRATEUR/REGISTRAR

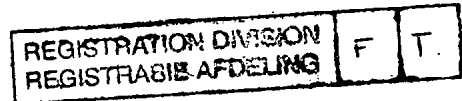
And the said Appearer declared that the said **MILBARN PROPERTIES (TWO) (PROPRIETARY) LIMITED** had on the 31st December 1996 truly and legally sold and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of:

LOT 912 PINETOWN EXT. 16 CC No CK 97/02963/23;

its successors in title or assigns; the following property, situate and being:

E-6
Lot 912 Pinetown (Extension No 16), ~~situate in the Pinetown Entity and in the Port Natal-Ebhodwe Joint Services Board Area, Administrative District of Natal;~~ Province of KwaZulu-Natal, in extent TWO THOUSAND AND TWENTY SEVEN (2 027) square metres;

Registration Division FT



First transferred by Deed of Transfer No T 4258/1961 with Diagram S G No 8038/51 thereto and held by Deed of Transfer No T 23699/87.

THIS PROPERTY IS TRANSFERRED:

- A. Subject to the conditions of the original Government Grant No 815 insofar as applicable.
- B. With the use of a road servitude lettered A.B.C.D.E.F. on the Diagram S G No 3038/46 annexed to Deed of Transfer No 4216/1947, over the Remainder of said Lot Meller of Pinetown, as created in Deed of Transfer No 4217/1947.

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Handwritten signature or initials.

- C. With the use of a pump house servitude lettered c c' middle of stream J'J on the diagram thereof, over the Remainder of said Lot Meller of Pinetown, as created in Deed of Transfer No 4217/1947.
- D. With the benefit of the use of all roads and rights of way over the transferred subdivisions of said Lot Meller of Pinetown, as created in the relevant subdivisional transfers.
- E. With the benefit of a right of way in perpetuity 9,14 metres wide over Lot 115 Pinetown, situate in the Township of Pinetown, County of Durban, Province of Natal, as created in Notarial Deed of Servitude No 93/1946S.
- F. With the benefit of a right of way 9,14 metres wide over:
- (1) Lot 109 of Pinetown, situated in the Township of Pinetown, County of Durban, Province of Natal, and
 - (2) Lot 120 of Pinetown, situated in the Township of Pinetown, County of Durban, Province of Natal,
- as created in Notarial Deed of Servitude No 96/1946S.
- G. Subject to the following special conditions imposed at the instance of the Administrator in terms of Ordinance No 10/1934, as created in Deed of Transfer No 4258/1961, in the following terms:
- (1) The lot shall not be subdivided without the consent of the Administrator.
 - (2) Except with the consent of the Administrator, the lot shall not be used for any purpose other than industrial and/or manufacturing purposes, and/or matters incidental thereto; provided that one dwelling house with the necessary outbuildings, in addition to the industrial premises, may be erected on the lot as a residence for a manager, foreman or caretaker, and provided further that there shall be no direct access between the industrial and residential premises.
 - (3) No building or structure of any kind whatsoever shall be erected on the lot unless the walls thereof are constructed of burnt brick, stone or concrete or of other permanent and fireproof material or fire-resisting material approved by the local authority.
 - (4) No building whatsoever, unless permitted under exceptional circumstances and in writing by the Local Authority, shall be erected on the lot nearer than 7,62 metres from any boundary abutting on a street, nor within a distance of 3,05 metres from any other boundary.
- On consolidation of any two or more lots this condition shall apply to the consolidated area as a whole.
- (5) The Local Authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the lot along any boundary thereof other than a road frontage and within a distance of 2,44 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension.

The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorised to supply electric current or water for the benefit of the inhabitants of the township.

If the owner of the lot be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator, whose decision shall be final.

- (6) The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage and within a distance of 2,44 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension and the owner of the lot shall, without compensation, be obliged to allow the sewerage and drainage of any other lot or street to be conveyed along such sewers and drains; provided that if the owner of the lot be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator whose decision shall be final.
- (7) The owner of the lot shall, without compensation, be obliged to permit such deposit of material or excavation on the lot as may, in connection with the formation of any street in the township and owing to differences in level between the lot and street, be deemed necessary by the Local Authority, in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the lot, unless he shall elect, at his own cost, to build a retaining wall.
- (8) No trade, industry or manufacture, which in the opinion of the local authority is noisome, noxious or injurious to the health of the occupants of adjacent land, shall be conducted on the lot.
- (9) No trade, business, industry, manufacture, process or occupation shall be carried on upon the said lot if, in the course, of such trade, business, industry, manufacture, process or occupation, any offensive liquid or waste water, is or is liable to be produced or discharged therefrom, or is likely to become offensive or to cause a nuisance, until such arrangements have been made to the satisfaction of the Administrator of the Province of Natal, as will effectually prevent such offensive liquid or waste water being or causing a nuisance on the said lot, or being or causing or becoming a nuisance after leaving or being discharged or conveyed from the said lot, or being conveyed into any supply of water which is used for drinking or other domestic purposes, or into any public river or stream, whether directly or by percolation or otherwise.

In the event of any arrangements as aforesaid proving to be insufficient or inadequate in any respect, any such trade, business, industry, manufacture, process or occupation, shall forthwith be discontinued - upon receipt of written notification to that effect - until such time as further arrangements have been made to the satisfaction of the Administrator, aforesaid.



WHEREFORE the Appearer, renouncing all the right and title which the said **MILBARN PROPERTIES (TWO) (PROPRIETARY) LIMITED** heretofore had to the premises did, in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same; and that, by virtue of these presents, the said **LOT 912 PINETOWN EXT. 16 CC**, its successors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights and finally acknowledging the purchase price to be the sum of **EIGHT HUNDRED AND SEVENTY FIVE THOUSAND RAND (R875 000,00)**.

IN WITNESS WHEREOF, I the said Registrar of Deeds, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed hereto.

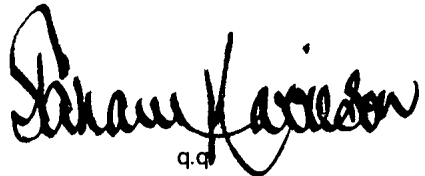
THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

25 03 97

In my presence



REGISTRAR OF DEEDS



q.q.

