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It is the intention of this deed to convey all the grantor's interest in and to all the streets, roadways, sidewalks (if any), and alleyways shown on the plat referred to which lie outside the limits of the City of Greer, except those which are specifically excepted above.

The grantor reserves to itself the right, privilege and easement to go in and upon said streets, roadways, sidewalks (if any), and alleyways for the purpose of maintaining, erecting, installing, removing, altering, relocating, repairing, inspecting, and operating such of its industrial electrical and water lines as may be constructed or installed along or in said streets, roadways, sidewalks (if any), and alleyways, with the further right to erect or install additional industrial electrical or water lines thereon or therein and to maintain the same, and with the further right to keep all of said lines clear of all trees or other like obstructions.

This conveyance is subject to the foregoing easements and rights of way and to easements and rights of way (if any) and however acquired of the City of Greer, Southern Railway Company, Southern Bell Telephone and Telegraph Company, and Duke Power Company and to the rights of the public, or any member or members thereof, to or in the use of any of such streets, roadways, sidewalks (if any), and alleyways.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining.

TO HAVE AND TO HOLD unto Greenville County, South Carolina, its successors and assigns, forever.

And the said J. P. Stevens & Co., Inc. does hereby bind itself, its successors and assigns, to warrant and defend all and singular the said premises unto the said Greenville