

MAR 11 11 04 AM 1953

State of South Carolina,

OLLIE FARNSWORTH R.M.C.

COUNTY OF GREENVILLE

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 Greenville, in the State of South Carolina, for and in consideration of the sum of One (\$1.00) -----

----- dollar, 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

CLARENCE H. GALLMAN, WILLIAM TROY HENDERSON AND JOSEPH THOMAS LEAGUE, AS TRUSTEES OF PIEDMONT HEIGHTS BAPTIST CHURCH

All that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 145

Section 4, as shown on a plat entitled "Revised Portion Sect. No. 4, Property of Piedmont Mfg. Co., Piedmont, S. C." made by Dalton & Neves February, 1953, and recorded in the R. M. C. Office for Greenville County in Plat Book 63 DD, page 25.

According to said plat, the within described lot is also known as No. 63, Main

Street (XXXX) and fronts thereon 133 feet.

The grantor and its predecessors in title have granted unto Piedmont Water & Sewer District, Duke Power Company and its predecessor Southern Public Utilities Company, Southern Bell Telephone and Telegraph Company, Piedmont and Northern Railway Company and its predecessor Greenville, Spartanburg and Anderson Railway 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, the water, fire protection, electric light and power distribution, and sewerage systems of the community known as Piedmont 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 railroad, water, sewer, electric, telephone, and power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in, along, above or near the streets and alleyways located in Piedmont and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, South Carolina, and to the plat herein referred to.

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, R.G. EMERY as Executive Vice President, and H.B. CROXTON as Assistant Secretary, on the 1st day of March in the year of our Lord one thousand nine hundred and fifty-three and in the one hundred and seventy-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Thomas K. Johnstone, Jr.
Ellen M. Lockaby

J. P. STEVENS & CO., INC. (L. S.)
By R.G. Emery Executive Vice President
And H.B. Croxton Assistant Secretary

State of South Carolina,

COUNTY OF GREENVILLE

PERSONALLY appeared before me Thomas K. Johnstone, Jr. and made oath that he (she) saw R.G. EMERY as Executive Vice President, and H.B. CROXTON 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 document, with Ellen M. Lockaby, witnessed the execution thereof.

SWORN to before me this 1st day of March 1953 A. D. 1953
Ellen M. Lockaby (L. S.)
Notary Public for South Carolina.
Recorded March 11, 1953 at 11:04 A.M. # 5595

Thomas K. Johnstone, Jr.