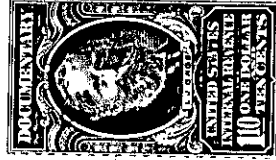




FILED  
CLERK CO. S. C.

9 40 AM 1959

DEED



State of South Carolina,  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That Abney Mills, a South Carolina corporation having its principal place of business at Greenwood in the State of South Carolina, for and in consideration of the sum of Five Hundred Fifty and no/100 (\$550.00) -----

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

FRANK FAZIO

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. <sup>511</sup> ~~XXXXX~~, as shown on plat entitled ~~Subdivision of~~ Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., ~~February~~ 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book ~~629~~ at page ~~372~~ <sup>388</sup> ~~XXXXX~~ According to said plat the within described lot ~~XXXXX~~ begins at an iron pin on the North side ~~XXXXX~~ of Easley Highway, at the corner of property of the grantee, and runs N. 14-31 W. 198.8 feet to an iron pin; thence N. 83-29 E. 159.1 feet to an iron pin on the right-of-way of the P & N Railroad; thence with the right-of-way of said Railroad in a Southwesterly direction 232.4 feet to an iron pin on the Northern side of Easley Highway; thence with the Northern side of said highway N. 78-0 W. 19.4 feet to the point of beginning.

Said Grantor for itself, its grantees, successors and assigns, hereby expressly reserves and retains:

- (a) All streets and roadways shown on the aforementioned plat and all water and sewer pipe lines (other than house lines), electric light, telephone and power lines, including all pipe (except house water and sewer lines) valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment which may be located on the above described lot and used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, communications, and sewerage systems of the village located at the Brandon Plant of the Grantor, in which the above described lot is situate.
- (b) A perpetual easement in favor of the Grantor, its grantees, successors or assigns to locate and relocate along the front, side or rear lines of such premises electrical, water, sewer, fire protection, gas and/or telephone facilities, including the erection of towers and poles, the stringing of wires, installation of gas, water, and sewer mains and lines, hydrants, meters, and all other apparatus or equipment necessary or desirable in connection with the installation and operation of any or all of said utilities, and also a perpetual easement to go upon and across said property hereby conveyed, for the purpose of maintaining, operating, repairing and/or relocating any or all electrical, water, sewer, fire protection, gas and telephone utilities as now located upon or across said property hereby conveyed, or as the same may be hereafter located along the front, side or rear lines of said premises, with the right of ingress and egress at all times for any and all of said purposes.
- (c) An easement for the purpose of installing a house service line incident to the furnishing of water to the building upon said premises.
- (d) A perpetual easement or right of way in favor of the Grantor, its grantees, successors or assigns, for drainage purposes in the locations and with the widths shown on the aforementioned plat with the right of entering upon such locations at any time for the purpose of constructing, maintaining, repairing and improving open drainage ditches, storm sewers, underground drainage pipelines, mains, culverts, or tile drains, together with the excavate and refill ditches for the placing, relocation or repair of said pipelines, culverts and/or mains within the aforesaid right of way and the further right to remove trees, bushes, undergrowth, and other obstructions within the aforesaid right of way, interfering with the location, construction and maintenance of said ditches, drainage pipelines, mains, culverts and/or drains.

Said described lands and premises are also hereby conveyed subject to such rights, easements and rights of way as heretofore have been granted unto or acquired by any public utility corporation, or political subdivision, in, upon or over said described premises or that in any way may affect said premises.

~~This conveyance is made subject to the Declaration of Easements and Rights of Way for the Brandon Plant, recorded in the Office of the R. M. C. for Greenville County in Plat Book 629 at Page 372 of the State of South Carolina. The grantee(s) herein, their heirs and assigns, such Declaration being incorporated herein by reference and made a part hereof.~~

TO HAVE AND TO HOLD all and singular the premises before mentioned subject to the aforementioned reservations, exceptions and restrictions, unto the grantee(s) hereinabove named, and his (her or their) Heirs and Assigns forever.

And the said Abney Mills 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 anypart thereof.

IN WITNESS WHEREOF, Abney Mills pursuant to a resolution duly adopted by its Board of Directors has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on the 12<sup>th</sup> day of May in the year of our Lord one thousand nine hundred and fifty-nine, and in the one hundred eighty-third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered  
the presence of

Nell Watson  
Carl W. Seigler

ABNEY-MILLS (Corporate Seal)  
By H. E. Runge  
Executive Vice-President  
And James M. Blake  
Assistant Secretary

State of South Carolina  
COUNTY OF GREENVILLE

Personally appeared before me Carl W. Seigler, and made oath that \_\_\_\_\_ he saw H. E. Runge, as Executive Vice-President, and James M. Blake as Assistant Secretary, of Abney Mills, a South Carolina corporation, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Nell Watson, witnessed the execution thereof.

SWORN to before me this 12<sup>th</sup> day  
of May, 1959.

Nell Watson (L.S.)  
Notary Public for South Carolina

Carl W. Seigler

Recorded this 13th day of July, 1959 at 9:49 A.M., No. 1662