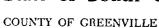
## State of South Carolina,







10 REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS That Woodside Mills, a corporation chartered under the laws of the State of South Carolina 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 Four Thousand Fifty and No/100 - - - - - - -

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 E. Brown and Fvelyn F. Brown

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, South Carolina, and being more particularly described as Lot 70 \_\_ as shown on a plat entitled "A Subdivision of Woodside Mills, Simpsonville, S. C.," made by Piedmont Engineering Service, Greenville, S. C., February, 1953, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S. C., in Plat Book GG at page 5. According to said 

The water pipe lines, sewer lines, electric light and power lines, including all pipes, poles, fittings, wires, transformers, connections, regulators, and equipment used in connection with the operation of the entire residence water, sewer, electric light and power distribution systems located in the grantor's village shown on the plat above referred to, now belong to the municipality in which this property is located, the same having been her trofore conveyed by the grantor herein or its predecessors in title. Easements and rights of way have been conveyed by the grantor and its predecessors in title. Easements and rights of way have been conveyed by the grantor and its predecessors in title permitting and village property for the purpose of construction, maintenance, alteration, extension, replacement, relocation and operation (including reading of electrical and water meters) of the water lines, sewer lines, telephone lines, telegraph lines, electric light and power lines and systems, and the turther right and privilege to construct and relocate any of such water, sewer, telephone, telegraph, electric light and electric power lines so as to run them in, along, above or near the office of the Register of Mesne Conveyance for Greenville County, S. C. and/or by an inspection of the premises and/or the plat thereof above referred to.

In addition to the foregoing, the grantor reserves to itself, its successors and assigns, all other water, ever, electric light and electric power lines (other including all wires, poles, pipes, valves, fittings hydrants, manholes and other appearatus and equipment used in connection with or forming a part of the water, fire protection, electric light, electric power and sewerage systems shown on the above referred to plat. The grantor further reserves to itself, its tenance, inspection, repair and operation (including of all water, sewer, electric light and electric power lines) and essigns, the right, privilege and easement at all times to go or to authorize and permit others to go upon said lot for the purpose of maingantor further reserves to itself, its successors and assigns, the right to construct or to authorize and permit others to construct, replace, relocate, alter and new lines (including house lines), electric light, electric power, telephone and telegraph lines or construct replace, replace, report expenses and lines shown on the plat of said village above mentioned, and with the further right to maintain, inspect, repair, extend, Where the plat, hereinabove referred to, shows an alley located across the rear of any lot, it is understood that the grantor herein reserves to itself, its successors and assigns, the right, privilege and easement to open, keep, and maintain said alley over that portion of the lot affected thereby, as a public way. 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 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 Woodside 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 any part thereof.

IN WITNESS WHEREOF, Woodside Mills, pursuant to resolutions duly adopted by its Board of Directors, has caused its corporate scal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, W. H. Beattie, as President and S. A. Hickox, as Secretary, on the 1st day of April, 1953.

Signed, sealed and delivered in the presence of:

State of South Carolina,

COUNTY OF GREENVILLE

WOODSIDE MILLS (L. S

President

PERSONALLY appeared before me Mary E. Murray ----and made oath that he (she) saw W. H. Beattie, as President, and S. A. Hickox, as Secretary of Woodside Mills, a corporation chartered under the laws of the state of South Carolina, sign, scal with its corporate scal and as the act and deed of said corporation deliver the within written deed, and that deponent, with Patrick C. Fant

Sworn to before me this 1st day of April, 1953

Notary Public for South Carolina

Prepared by Rainey, Fant & Brawley, Attorneys at Law, Greenville, S. C. Recorded April 3rd, 1953 at 11 A. M. #7515

