



State of South Carolina,
COUNTY OF GREENVILLE

DEED

KNOW ALL MEN BY THESE PRESENTS That Ware Shoals Community Foundation, Inc., a corporation chartered under the laws of the State of South Carolina and having an office and place of business at Ware Shoals, in the State of South Carolina, for and in consideration of the sum of Twenty Three Hundred and no/100 (\$2300.00) -----

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 William R. Padgett and Mary H. Padgett

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Fork Shoals, in the County of Greenville, South Carolina, and being more particularly described as Lot 31 -----, as shown on a plat entitled Subdivision of The Residential Properties of Fork Shoals, S. C. of Riegel Textile Corporation, located in Greenville County, Fork Shoals, South Carolina, made by Pickell & Pickell, Engineers, Greenville, S. C., February, 1953, and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book BB at pages 156 & 157. According to said plat the within described lot is also known as No. 113 Pelzer Road ----- and fronts thereon -----
Seventy-five (75) ----- feet.

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

- (a) Title to all appliances, apparatus, equipment and property constituting any part of the telephone, water and fire protection utilities, or which may be used in connection with the operation of such utilities now located on the premises herein conveyed, of any and every kind, except the water lines on said premises running from a main line to any building on said premises and also except the water line fixtures and connections in any building on said premises; and
- (b) A perpetual easement in favor of said Seller, its grantees, successors or assigns to locate and relocate on said premises electrical, water, sewer, fire protection, gas and/or telephone facilities, including the erection of towers and poles, the stringing of wires, the 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, garbage and telephone facilities now located or which may hereafter be located upon or across said property hereby conveyed, with the right of ingress and egress at all times for any and all of said purposes.

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 and over said described premises or that in any way may affect said premises.

This conveyance is made subject to the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a Subdivision of the Residential Properties of Fork Shoals, South Carolina of Riegel Textile Corporation, Located in Greenville County, Fork Shoals, South Carolina, Now Owned by Ware Shoals Community Foundation, Inc., recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 497 at page 173 et. seq., which shall run with the land and be binding upon 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 unto the grantee(s) hereinabove named, and his (her or their) Heirs and Assigns forever.

And the said Ware Shoals Community Foundation, 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, Ware Shoals Community Foundation, Inc., 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, W. F. Robertson, as President, and Earle Mauldin, Jr., as Secretary, on the 1st day of May in the year of our Lord one thousand nine hundred and fifty-four, 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:
Edna Bobbitt
Lucille Keller

WARE SHOALS COMMUNITY FOUNDATION, INC. [Corporate Seal]
By W. F. Robertson
W. F. Robertson, President
And Earle Mauldin, Jr.
Earle Mauldin, Jr., Secretary

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Personally appeared before me Edna Bobbitt ----- and made oath that she saw W. F. Robertson, as President, and Earle Mauldin, Jr., as Secretary of Ware Shoals Community Foundation, Inc., a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver

the within written deed, and that deponent, with Lucille Keller -----
witnessed the execution thereof.

SWORN to before me this 1st day of May A. D., 1954.
Edna Bobbitt
----- (L. S.)
Notary Public for South Carolina

Prepared by Grier, McDonald, Todd & Burns, Attorneys at Law, Greenwood, S. C.

Recorded May 4th, 1954 at 10:00 A.M. #9946