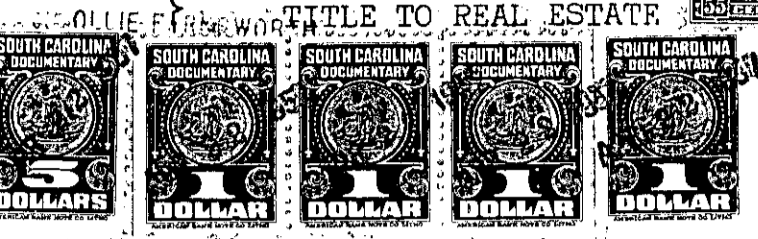


Price & Poag, Attorneys, Lawyers Bldg.,
Greenville, S. C. APR 22

BOOK 575 PAGE 309
DOCUMENTARY

STATE OF SOUTH CAROLINA

County of Greenville



KNOW ALL MEN BY THESE PRESENTS:

THAT REEVES BROTHERS, INCORPORATED, A CORPORATION OPERATING UNDER THE LAWS OF THE STATE OF SOUTH CAROLINA, WITH A PLACE OF BUSINESS AT GREENVILLE, IN THE STATE AFORESAID, IN CONSIDERATION OF THE SUM OF FORTY-FOUR HUNDRED & SEVENTY (\$4470.00) DOLLARS, TO IT, THE GRANTOR, IN HAND PAID AT AND BEFORE THE SEALING OF THESE PRESENTS BY THE GRANTEE(S) HEREINAFTER NAMED (THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED), HAVE GRANTED, BARGAINED, SOLD AND RELEASED, AND BY THESE PRESENTS DO GRANT, BARGAIN, SELL AND RELEASE UNTO THE AFORESAID GRANTEES Lester Ball and Dosia L. Ball, their heirs and assigns, forever

"ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, AND IN GREENVILLE TOWNSHIP, NEAR THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, IN TAX DISTRICT NO. 235, AND BEING KNOWN AND DESIGNATED AS LOT NO. 140, OF A SUBDIVISION OF THE VILLAGE OF REEVES BROTHERS, INCORPORATED - MILLS MILL #1, GREENVILLE DIVISION AS SHOWN ON A PLAT THEREOF MADE BY PIEDMONT ENGINEERING SERVICE OF GREENVILLE, S. C., AND RECORDED IN THE R. M. C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK KK, AT PAGE 73, AND HAVING SUCH METES AND BOUNDS, COURSES AND DISTANCES AS SHOWN THEREON, REFERENCE THEREUNTO BEING HAD."

THE GRANTOR AND ITS PREDECESSORS IN TITLE HAVE GRANTED UNTO SOUTHERN RAILWAY COMPANY, PARKER WATER AND SEWER SUBDISTRICT, GREATER GREENVILLE SEWER DISTRICT, SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DUKE POWER COMPANY, GREENVILLE COUNTY AND OTHERS, CERTAIN EASEMENTS AND RIGHTS-OF-WAY TOGETHER WITH STREET RIGHTS-OF-WAY, OF RECORD AND/OR AS SHOWN ON THE AFORESAID PLAT AFFECTING THE LOT HEREIN CONVEYED, INCLUDING THE RIGHT OF SAID PARTIES TO GO UPON THE LAND FOR THE PURPOSE OF MAINTENANCE, REPAIR, ALTERATION, REPLACEMENT, CONSTRUCTION, RELOCATION AND OPERATION, INCLUDING METER READING, OF THE FACILITIES INVOLVED.

EXCEPTED FROM THIS CONVEYANCE, IN ADDITION TO THE FOREGOING PROPERTY, ARE ALL AUTOMATIC WATER HEATERS AND ALL NON-AUTOMATIC WATER HEATERS, INCLUDING JACKET STOVE HEATERS. THE GRANTOR FURTHER DISCLAIMS ANY INTEREST IN THE LIGHT FIXTURES LOCATED IN THE HOUSE SITUATED ON THE LOT HEREIN CONVEYED.

THE STREET LIGHTING SYSTEM IS THE PROPERTY OF THE GRANTOR. SAID SYSTEM WILL BE OPERATED FOR THE PRESENT BUT THE GRANTOR RESERVES THE RIGHT TO REPAIR, ABANDON, SELL OR CONVEY THE SYSTEM AT ANY TIME.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS: (1). THE PROPERTY HEREIN CONVEYED SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES; (2). ONLY ONE RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY ONE LOT.

THE FOREGOING RESTRICTIONS SHALL REMAIN IN EFFECT UNTIL JULY 1, 1964, AT WHICH TIME THEY SHALL BE AUTOMATICALLY RENEWED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS A MAJORITY OF THE LOT OWNERS VOTE OTHERWISE.

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 REEVES BROTHERS, INCORPORATED DOES HEREBY BIND ITSELF AND ITS SUCCESSORS TO WARRANT AND FOREVER DEFEND ALL AND SINGULAR THE AFORESAID 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.

THIS CONVEYANCE IS EXECUTED PURSUANT TO A RESOLUTION ADOPTED BY THE DIRECTORS OF REEVES BROTHERS, INCORPORATED ON THE 30TH DAY OF OCTOBER, 1956, AUTHORIZING AND DIRECTING THE SALE OF THE PROPERTY ABOVE DESCRIBED, THE DEED TO BE EXECUTED BY CHAS. D. GREEN, VICE-PRESIDENT AND EXECUTIVE OFFICER.

IN WITNESS WHEREOF, REEVES BROTHERS, INCORPORATED HAS CAUSED ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND THESE PRESENTS TO BE SUBSCRIBED BY ITS DULY AUTHORIZED OFFICER ON THE 19th DAY OF April, 1957.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

J. H. Price, Jr.
J. D. Poag

REEVES BROTHERS, INCORPORATED
(Seal)
By: *Chas. D. Green* (L.S.)
Vice-Pres. & Executive Officer

STATE OF SOUTH CAROLINA

County of Greenville

PROBATE

PERSONALLY APPEARED BEFORE ME J. D. Poag AND MADE OATH THAT HE SAW THE WITHIN NAMED REEVES BROTHERS, INCORPORATED, A CORPORATION, BY ITS DULY AUTHORIZED OFFICER(S) SIGN, SEAL, AND AS THE ACT AND DEED OF SAID CORPORATION DELIVER THE WITHIN WRITTEN DEED, AND THAT HE WITH J. H. Price, Jr. WITNESSED THE EXECUTION THEREOF.

SWORN TO BEFORE ME THIS THE 19th DAY OF April, 1957.

J. H. Price, Jr. (SEAL)
NOTARY PUBLIC OF SOUTH CAROLINA

J. D. Poag

Recorded April 22nd, 1957 at 2:14 P.M. #9598

106-8-7

