

granted in any bona fide adverse legal proceedings or action, order of any civil authority, explosion, act of God or the public enemies, or any cause reasonably beyond its control, and not attributable to its neglect or refusal to perform such agreements, covenants and obligations, then, in such case or cases, the reverter herein provided shall not become effective; provided, further, that the Grantee shall use all reasonable diligence to remove the cause or causes of such delay or prevention.

AND THE SAID GRANTING CORPORATION does hereby bind itself and its successors to warrant and forever defend all and singular the said property unto the Grantee, its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the right of reverter above set forth.

As an essential part of the consideration for this instrument, the Grantee hereby covenants, agrees and binds itself, its successors and assigns:

(1) To furnish and supply water, fire protection, sewerage and garbage disposal service to the residents at the time being of the area known as Piedmont Manufacturing Company Village in the Counties of Greenville and Anderson and/or churches, schools, businesses and similar institutions and establishments which now exist, or may hereafter exist, in said area, the water, fire protection and garbage disposal services hereinabove referred to to be charged for at rates not less than those specified in Exhibit A, which is attached hereto and made a part hereof, unless