

State of South Carolina,

APR 30 11 11 AM 1955

COUNTY OF GREENVILLE.

ALL RIGHTS RESERVED
R. M. C.

KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware
owning property and having a
and ~~having its principal~~ place of business at Slater

in the State of South Carolina

for and in consideration of the

sum of Fifty (\$50.00) -----
----- 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 RALPH P. ALEXANDER AND ELVIRA A. ALEXANDER:

All that piece, parcel or lot of land consisting of 2.47 acres situate, lying and being on the Easterly side of an unnamed road in the Slater Manufacturing Company Village at Slater in the County of Greenville, State of South Carolina, as shown on a plat entitled "Plat Showing Property of J. P. Stevens & Co., Inc., Located at Slater in Greenville County, S. C.", made by Pickell & Pickell, Engineers, Greenville, S. C., April 8, 1953, and recorded in the R. M. C. Office for Greenville County in Plat Book DD, at page 105, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Easterly side of said unnamed road at the outside property line of the grantor, and running thence along said outside property line N. 68-01 E. 161.4 feet to an iron pin; thence leaving said outside property line and running S. 0-13 E. 497.7 feet to an iron pin; thence S. 75-42 W. 150 feet to an iron pin; thence N. 56-23 W. 224 feet to an iron pin on the Easterly side of said unnamed road; thence along the Easterly side of said unnamed road N. 44-07 E. 108 feet to an iron pin; thence continuing along the Easterly side of said unnamed road N. 30-33 E. 84 feet to an iron pin; thence still with the Easterly side of said unnamed road N. 17-18 E. 210 feet to an iron pin, the point of beginning.

The grantor (or its predecessors in title) has granted unto Duke Power Company, Slater Water, Sewer and Light District, City of Greenville, S. C., to one or more of them and/or to others all water and sewer pipe lines (other than house lines), electric light and power lines, including all pipe (other than house water and sewer lines), valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment used in connection with or forming a part of the water, fire protection, electric light and power distribution and sewerage systems of the Slater Manufacturing Company Village, in which the above described lot is located, together with rights of way and easements to go upon the land for the purpose of maintenance, repair, alteration, replacement, construction, relocation, and operation of the lines and systems aforesaid and of certain other water, sewer, electric and power lines constructed or to be constructed, and to relocate certain of such lines so as to run them in or along the streets and alleyways located in Slater Manufacturing Company Village, and to operate and maintain the lines as so relocated, all as will more fully appear by reference to the records in the R. M. C. Office for Greenville County, S. C.

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, and this conveyance is made subject to the rights of way and easements above mentioned insofar as they may affect said lot.

Said property is also conveyed subject to the following restrictions:

1. Said property shall be used for residential purposes only, and no structures shall be erected or allowed to remain on said property except one detached single family dwelling not exceeding two stories and an attic in height and a one or two car garage, which may include quarters for servants, except with the written consent of J. P. Stevens & Co., Inc., or its successors.

2. Said property shall not be divided or subdivided or used in connection with any other property except with the written consent of J. P. Stevens & Co., Inc., or its successors.