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State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 13 2 41 PM 1953

ELLIE FAIRBANKS 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

and having its principal place of business at Greenville

in the State of South Carolina

for and in consideration of the

sum of Two Hundred and no/100ths (\$200.00) -----

----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(x) 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 JEWELL E. BROOKS

All that piece, parcel or lot of land situate, lying and being on the Northern side of Talley Bridge Road at Slater, in the County of Greenville, State of South Carolina, known and designated as Lot 10, Block K, as shown on a plat entitled "Plat Showing Property Owned by Slater Manufacturing Co.", made by Pickell & Pickell, Engineers, Greenville, S. C., December 26, 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book CC at page 147 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Talley Bridge Road at the joint front corner of Lots 9 and 10 and running thence with the North side of Talley Bridge Road S. 71-51 W. 180 feet to an iron pin on the Eastern side of an unnamed road; thence with the Eastern side of said unnamed road N. 3-39 W. 116.0 feet to an iron pin; thence continuing with the Eastern side of said unnamed road N. 13-21 E. 135 feet to an iron pin; thence N. 71-51 E. 80 feet to an iron pin at the joint rear corner of Lots 9 and 10; thence with the common line of said two lots S. 18-09 E. 226.5 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 the 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.