

BOOK 574 PAGE 100

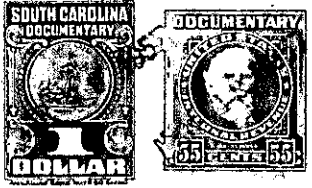
FILED
GREENVILLE CO. S. C.

State of South Carolina,

MAR 29 10 35 AM 1957

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
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 Two Hundred and No/100ths -----
----- 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 PETERSON AND SARAH W. PETERSON:

All that piece, parcel or lot of land situate, lying and being at Slater,
in the County of Greenville, State of South Carolina, being known and design-
ated as Lot No. 1, Block O, as shown on a plat thereof made by Pickell &
Pickell, Engineers, Greenville, S. C., February 25, 1952, and recorded in
the R.M.C. Office for Greenville County in Plat Book LL at page 3, and having
according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Talley Bridge Road at
the joint front corner of Lots Nos. 1 and 2, and running thence with the line
of Lot No. 2 S. 32-47 E. 300 feet to an iron pin; thence S. 57-13 W. 183.3
feet to an iron pin on the Northeastern side of a 15-foot alley; thence with
the Northeastern side of said alley N. 26-27 W. 302 feet to an iron pin on
the Southeastern side of Talley Bridge Road; thence with the Southeastern
side of Talley Bridge Road N. 57-13 E. 150 feet to 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, altera-
tion, 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 Manu-
facturing 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.
2. Said property shall not be divided or subdivided or used in connection with