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State of South Carolina,

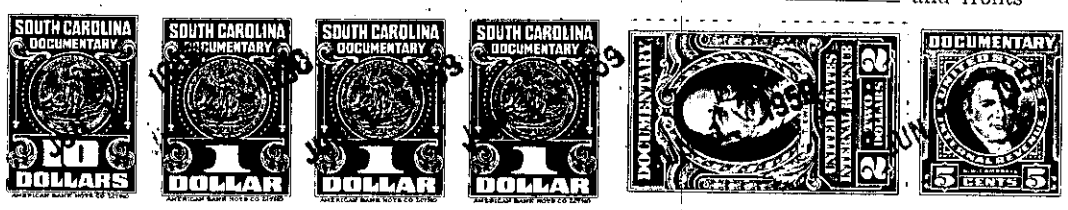
COUNTY OF GREENVILLE

DEED

KNOW ALL MEN BY THESE PRESENTS That Abney Mills, a South Carolina corporation having its principal place of business at Greenwood in the State of South Carolina, for and in consideration of the sum of Six Thousand Four Hundred and no/100 ($6,400.00) ---------- 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

JAMES L. KITCHEN AND TILLIE McELROY KITCHEN

All that piece, parcel or lot of land, with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, and being more particularly described as Lot No. 3, Section 1, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R. M. C. for Greenville County in Plat Book QQ at page(s) 56 to 59. According to said plat the within described lot is also known as No. 133 Easley Bridge Road and fronts thereon 64 feet.



Said Grantor for itself, its grantees, successors and assigns, hereby expressly reserves and retains:

(a) All streets and roadways shown on the aforementioned plat and all water and sewer pipe lines (other than house lines), electric light, telephone and power lines, including all pipe (except house water and sewer lines) valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment which may be located on the above described lot and used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, communications, and sewerage systems of the village located at the Brandon Plant of the Grantor, in which the above described lot is situate.

(b) A perpetual easement in favor of the Grantor, its grantees, successors or assigns to locate and relocate along the front, side or rear lines of such premises electrical, water, sewer, fire protection, gas and/or telephone facilities, including the erection of towers and poles, the stringing of wires, installation of gas, water, and sewer mains and lines, hydrants, meters, and all other apparatus or equipment necessary or desirable in connection with the installation and operation of any or all of said utilities, and also a perpetual easement to go upon and across said property hereby conveyed, for the purpose of maintaining, operating, repairing and/or relocating any or all electrical, water, sewer, fire protection, gas and telephone utilities as now located upon or across said property hereby conveyed, or as the same may be hereafter located along the front, side or rear lines of said premises, with the right of ingress and egress at all times for any and all of said purposes.

(c) An easement for the purpose of installing a house service line incident to the furnishing of water to the building upon said premises.

(d) A perpetual easement or right of way in favor of the Grantor, its grantees, successors or assigns, for drainage purposes in the locations and with the widths shown on the aforementioned plat with the right of entering upon such locations at any time for the purpose of constructing, maintaining, repairing and improving open drainage ditches, storm sewers, underground drainage pipelines, mains, culverts, or tile drains, together with the excavate and refill ditches for the placing, relocation or repair of said pipelines, culverts and/or mains within the aforesaid right of way and the further right to remove trees, bushes, undergrowth, and other obstructions within the aforesaid right of way, interfering with the location, construction and maintenance of said ditches, drainage pipelines, mains, culverts and/or drains.

Said described lands and premises are also hereby conveyed subject to such rights, easements and rights of way as heretofore have been granted unto or acquired by any public utility corporation, or political subdivision, in, upon or over said described premises or that in any way may affect said premises.

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