

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, garbage and telephone facilities now located or which may hereafter be located upon or across said property hereby conveyed, with the right of ingress and egress at all times for any and all of said purposes.

The above described property is hereby conveyed subject to such rights, easements or rights-of-way as heretofore have been granted unto or acquired by any public utility corporation, or political subdivision in, upon and over the same, or that in any way may affect same.

It is understood and agreed, as a part of the consideration for the within conveyance, the grantee expressly covenants and agrees that said Lots Nos. 44 and 45 will be considered as one lot and that the same will be used solely and exclusively for residential purposes and business or commercial establishment of any type shall be conducted thereon, even though incidental to residential use.

This shall be deemed a covenant running with the land binding upon the grantee herein, her heirs and assigns. However, such restriction may be relieved after the expiration of five (5) years from the date hereof by following the provision for release of same as provided in the Declaration and Statement of Protective Covenants, Restrictions, and Conditions of a Subdivision of the Residential Properties of Fork Shoals, South Carolina of Riegel Textile Corporation, Located in Greenville County, Fork Shoals, South Carolina, Now Owned by Ware Shoals Community Foundation, Inc., which Declaration and Statement is duly recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and Singular the said Premises before mentioned unto the said Viola M. Moore, her Heirs and Assigns forever.

And it does ~~not~~ hereby bind itself, its successors and assigns ~~not~~ ~~to warrant and forever defend all and singular the said premises unto the said~~ Viola M. Moore, her Heirs and Assigns, against it and its successors, ~~not~~ assigns and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS its Hand and Seal this Seventh day of March in the year of our Lord one thousand nine hundred and seventy-two and in the ~~two~~ two hundred and first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Luzila Spoon
Luzila Spoon

RIEGEL TEXTILE CORPORATION
BY: Erwin Maddy II (L.S.)
Its President
ATTEST: James L. Bennett (L.S.)
Its Controller
(L.S.)

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