

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten DOLLARS, and other valuable consideration

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 C. B. Martin

All those certain pieces, parcels, or lots of land in Greenville Township, Greenville County, State of South Carolina, known as Lots Nos. 23, 24, 25, 26, 27, 28, and 45 as shown on plat of Dukeland Park, property of Colonia Company, made by Dalton and Neves, June, 1940, and recorded in the office of R. M. C. for Greenville County, Plat Book J, pages 220 and 221, and having the following metes and bounds according to said plat; to-wit:

Lots Nos. 23, 24, and 25:

Beginning at an iron pin on the South side of McMakin Drive, corner of Lot No. 22 and running thence along the line of Lot No. 22, S. 8-28 W. 250.7 ft. to a point on the line of Lot No. 22; thence N. 26-01 E. 94.5 ft. to an iron pin; thence N. 83-18 E. 126.3 ft. to an iron pin, rear corner of Lot No. 25; thence N. 8-20 E. 129.4 ft. to an iron pin on the South side of McMakin Drive; thence along the South side of McMakin Drive N. 81-32 W. 150 ft. to the beginning corner.

Lots Nos. 26, 27 and 28:

Beginning at an iron pin on the North side of McMakin Drive, corner of Lot No. 29 and running thence along the line of Lot No. 29 N. 8-28 E. 150 ft. to a point on the line of Lot No. 34, joint rear corner of Lots Nos. 28 and 29; thence along the rear line of Lots Nos. 34, 35, and 36, S. 81-32 E. 100 ft. to an iron pin on the line of Lot No. 36; thence still along the rear line of Lot No. 36 N. 83-45 E. 35 ft. to an iron pin on the rear line of Lot No. 36; thence S. 6-47 E. 150 ft. to an iron pin on the North side of McMakin Drive; thence along the North side of McMakin Drive N. 87-35 W. 75 ft. to an iron pin; thence continuing along the North side of McMakin Drive N. 81-32 W. 100 ft. to the beginning corner.

Lot No. 45:

Beginning at an iron pin on the North side of Dukeland Drive, joint corner of Lots Nos. 45 and 46, and running thence along the line of Lot No. 46 N. 0-49 W. 146 ft. to an iron pin in Langston Creek, joint rear corner of Lots Nos. 45 and 46; thence up said creek (along traverse line S. 86-45 E.) 100 ft. to an iron pin in ditch; thence continuing up said creek (along traverse line N. 71-15 E.) 86.3 ft. to an iron pin on said creek; thence S. 33-13 W. 200 ft. to an iron pin on the North side of Dukeland Drive; thence along the North side of Dukeland Drive, S. 89-11 W. 69.7 ft. to the beginning corner.

This conveyance of all the above described lots is made subject to the following restrictions:

(1) This property is restricted solely for residential uses for white people only.

(2) No dwelling can be built on any of the lots herein conveyed costing less than Fifteen Hundred Dollars (\$1,500).

Also, all those certain pieces, parcels, or lots of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 306 and a portion of Lot No. 305 as shown on plat for property of Colonia Company, made by Dalton and Neves, February, 1938, and recorded in the office of R. M. C. for Greenville County in Plat Book J, pages 190 and 191, and having the following metes and bounds according to said plat; to-wit:

Portion of Lot No. 305:

Beginning at an iron pin on the Northeast side of Franklin Road, corner of Lot No. 304, and running thence along the line of Lot No. 304 N. 25-34 E. 219 ft. to an iron pin on the line of Lot No. 304 at the corner of that portion of Lot No. 305 heretofore sold by the grantor to Charles L. Welborn (Deed Book 237, page 199); thence along the line of said Welborn Lot S. 64-26 E. 90 ft. to a point corner of other property heretofore conveyed by the grantor to Charles L. Welborn (Deed Book 242, page 33); thence along the line of said property S. 27-34 W. 219 ft. to a point on the Northeast side of Franklin Road; thence along the Northeast side of Franklin Road N. 64-26 W. 90 ft., the beginning corner.

The above described portion of Lot No. 305 is conveyed subject to a contract of sale and purchase, dated March 30, 1941, by and between Colonia Company and Charles L. Welborn.

Lot No. 306:

Beginning at an iron pin on the Northeast side of Franklin Road, corner of that portion of Lot No. 305 heretofore conveyed by grantor to Charles L. Welborn (Deed Book 242, page 33), and running thence along the line of said property and another portion of Lot No. 305 heretofore conveyed by grantor to Charles L. Welborn (Deed Book 237, page 199) N. 27-34 E. 438 ft. to an iron pin on the Southwest side of Parker Road; thence along the Southwest side of Parker Road S. 31-14 E. 152.5 ft. to an iron pin corner of Lot No. 307; thence along the line of Lot 307 S. 32-34 W. 357 ft. to an iron pin on the Northeast side of Franklin Road; thence along the Northeast side of Franklin Road N. 64-26 W. 100 ft. to the beginning corner.