

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

L. H. N. Miller

Love and affection

to *me*

at and before the sealing of these presents by *Floride S. Miller, my wife*

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said

Floride S. Miller, her heirs and assigns, All that piece, parcel or lot of land in the State and County aforesaid, about three (3) miles from the City of Greenville, on the South side of the Buncombe Road and being a part of the McBeth place and having the following metes and bounds, to-wit: Beginning at a stake in the center of the Buncombe Road and runs thence S. 44 W. 343 feet; thence S. 70-30 W. 486-1/2 feet to a stake; thence S. 58-10 W. 303 feet to a stake; thence S. 37-1/2 W. 153 feet to a stake; thence S. 80 W. 80 feet to a stake; thence S. 65-15 W. 161 feet to a stake; thence S. 36-3/4 W. 331 feet on Hillhouse line, now the Estate of W.F. Thackston; thence with that line N. 69 W. 335 feet to corner in the fork of the branch and creek on the line of the Union Bleaching and Finishing Company's line; thence N. 40-30 E. 220 feet; thence N. 43-30 E. 260 feet; thence N. 35-30 E. 224 feet; thence N. 18 E. 462 feet to the center of the bridge on the Buncombe Road; thence with the center of the Buncombe Road, S. 63-30 E. 855 feet to the beginning corner, excepting, however, from the land above described all that certain strip of land, the title to which does not pass by this deed, being 11 feet in width, extending from the Buncombe Road on the north side diagonally across the tract above described, to Langston's Creek, having the course of the present Sewer Line of the Colonia Land Company and substantially described on plat made by W.A. Adams of date Feby. 17th, 1917, which strip contains 40/100 of an acre, more or less, and the land herein conveyed, after deducting the said strip above described, contains fifteen and 78/100 acres, more or less. Subject, however, to a right-of-way or easement for the purpose of maintaining, repairing and renewing poles and lines or wires for electric light and power along the course of the line of the poles and wires as now located. And also subject to the following conditions:

First: That this property shall be used for agricultural and residences purposes, for white people only (this however does not apply to servants); and

Second: That the purchaser hereof, her heirs, administrators, executors, successors or assigns, shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from the Colonia Company.

And subject, further to the right and privilege of the grantor, its successors and assigns (which right shall at all times be and forever remain paramount to the rights herein granted), to at any and all times enter the strip of land hereinbefore described as being excepted from the land and title hereby conveyed, for the purpose of and to do all things necessary in caring for, repairing, maintaining or rebuilding the sewer laid in said strip of land, as aforesaid and reserving the same right or privilege to any grantee of easement over and on said strip of land, does hereby grant that it shall be at any and all times lawful for the grantee herein named, his heirs and assigns, his and their agents, servants, tenants and employes to pass and repass on foot or with animals, vehicles, loads or otherwise, through and over the aforesaid strip of land and may cultivate and husband the same, and the produce therefrom to be hers or theirs free from all charges; that is, no charge is to be made for the agricultural use thereof.

That these stipulations and conditions are material and have affected the purchase price hereof, and are therefore, conditions subsequent.

The above described land is the same conveyed to me by Colonia Company on the 25th, day of Feby. 1917, deed recorded in office of Register of Mesne Conveyance for Greenville County in Book 32, page 528.

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

Floride S. Miller, her

heirs and assigns, forever.

AND, *I* do hereby bind

myself and my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Floride S. Miller, her

heirs and assigns, against

myself

my

heirs, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS *my* hand, and seal, this *18th* day of *May*

In the year of our Lord one thousand nine hundred and *twentysix* and in the one hundred *fifty second* year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

A. H. Wells

Dora E. Poston

L. H. N. Miller

(L. S.)

(L. S.)

(L. S.)

(L. S.)

(L. S.)

U. S. Stamps Cancelled, \$ _____ and _____ Cents.

S. C. Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me *Dora E. Poston*

and made oath that *he* saw the within named *L. H. N. Miller*

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *he* witnessed the execution thereof.

SWORN to before me, this *18* day of *May* A. D. 192*6*
A. H. Wells Notary Public for S. C. (L. S.)
Dora E. Poston

STATE OF SOUTH CAROLINA,
County of Greenville. } *Grantee wife of Grantor.*

RENUNCIATION OF DOWER.

I, _____, do hereby certify

unto all whom it may concern, that Mrs. _____

wife of the within named _____

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named _____

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this _____ day of _____ A. D. 192*6*

Notary Public for S. C. (L. S.)

Recorded *May 18th* 192*6* at *11:40* o'clock, *A.M.*

END OF DEED