

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Florida S. Miller, of the County of Greenville,

in the State aforesaid

in consideration of ~~XXXXX~~ love and affection,

Dollars,

me paid by W. N. Miller,

in the State aforesaid, 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, W. N. Miller,

all that piece, parcel or lot of land in Township, Greenville County, State of South Carolina.

About three 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 South 44 West three hundred and forty-three (343) feet; thence South 70-30 West four hundred eighty-six and one-half (486½) feet to a stake; thence, South 56-10 West three hundred and three (303) feet to a stake; thence, south 37½ West one hundred and fifty-three (153) feet to a stake; thence, South 60 West eighty (80) feet to a stake; thence, South 63-15 West one hundred and sixty-one (161) feet to a stake; thence, South 35½ West two hundred and thirty-one (231) feet to a stake on Hillhouse line, now the estate of W. F. Thackston; thence, with that line, North 69 West three hundred and thirty five (335) feet to corner in the fork of the branch and creek on the line of the Union Bleaching & Finishing Company's line, thence, North 46-30 East two hundred and twenty (220) feet; thence, North 47-30 East six hundred and sixty (660) feet; thence, North 35-30 East two hundred and sixty-four (264) feet; thence, North 13 East four hundred and sixty-two (462) feet to the center of the bridge on the Buncombe Road; thence, with the center of the Buncombe Road, South 63-30 East eight hundred and fifty five (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 eleven (11) feet in width, extending from the Buncombe Road to 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 February 17, 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 (15.78) 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 lights 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 residence purposes for white people only, (this however, does not apply to servants) and

Second: That the purchaser hereof, his 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 Colonia Land Company, 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 employees, to pass and re-pass 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 his and theirs, free from all charges; that is, no charge is to be made for the agricultural use thereof.

This above described land is the same land conveyed to me by W. M. Miller,