

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That River Falls Realty 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 Seventy-five no/100 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 Dr. T. E. Coleman

All that lot of land in Cleveland Township, Greenville County, South Carolina, known and designated as Lot No. 27 of Block B, on plat of property of D. B. Tripp at River Falls, recorded in Plat Book H, page 32. Said lot having a frontage of 75 feet on Ellis Ridge Road with a depth of 154 feet and being 79 feet wide in the rear.

This conveyance is made subject to the following conditions and restrictions, which are conditions subsequent, and a part of the consideration for this conveyance: The said property shall not be used for business purposes, but shall be used for residential purposes for white people only (this not to apply to servants); no hogs shall be kept on said property; and no sewage shall be emptied into any creek or stream.

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 premises before mentioned unto the grantee(s) hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers 2nd. day of September, in the year of our Lord one thousand nine hundred and forty- and in the one hundred and x year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Dorothy Stephens

Virginia Simkins

River Falls Realty Company (SEAL)

By D. B. Tripp, President

and Anna M. Beaty, Secretary

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

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

No Stamps.

STATE OF SOUTH CAROLINA,

County of Greenville.

PERSONALLY appeared before me Dorothy Stephens

D. B. Tripp

Anna M. Beaty

and made oath that S he saw President and Secretary of River Falls Realty Company a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that S he, with Virginia Simkins

SWORN to before me, this 2nd. day of September, A. D. 19 40

Virginia Simkins (SEAL)  
Notary Public for South Carolina.

Dorothy Stephens

Recorded June 17th, 19 43 at 12:07 o'clock P. M. BY: E.G.