

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Union Bleachery

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 One (\$1.00) 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

J. T. Duncan, S. P. Batson, Clinton Hester, Jesse D. Brown, W. C. Jones, M. E. Robertson and W. H. Wigington, constituting and being the Board of Deacons of Union Bleachery Baptist Church, their successors and assigns;

All that certain piece, parcel or lot of land situate, lying and being at the corner of Brooks Avenue and Cooper Street in the Union Bleachery Village near the City of Greenville, in Greenville County, South Carolina, and having, according to a plat thereof prepared by J. E. Sistine & Company, May 26, 1945, the following metes and bounds, to-wit:

BEGINNING at a point at the intersection of Brooks Avenue and Cooper Street, said point being where the northwest side of Cooper Street intersects with the northeast side of Brooks Avenue, and running thence with the northeast side of Brooks Avenue N. 38-42 W. 230.75 feet to an iron pin; thence N. 30-52 E. 88.8 feet to an iron pin; thence S. 59-07 E. 203.1 feet to an iron pin on the northwest side of Cooper Street; thence with the northwest side of Cooper Street S. 26-26 W. 169.8 feet to the beginning corner.

The grantor reserves to itself, its successors and assigns all water and sewer pipe lines, electric light and power lines which may be located on the lot herein conveyed, together with the right and easement in perpetuity to go upon the land for the purpose of maintenance, repair and operation of said water, sewer and electric power lines, as same are now located, to remove and relocate said lines so as to run or along the streets and operate and maintain the lines as so relocated, with the further right and easement to place any other water, sewer, electric light and power lines on the property that grantor may deem necessary.

It is understood and agreed that the conveyance of the above described property is subject to the following restrictions:

1. That the above described property shall be used for no other purpose than the maintenance of a church by the grantees herein, or their successors in office, for the use of the congregation of Union Bleachery Baptist Church.

2. That the above described property shall not be sold, leased, mortgaged, or otherwise conveyed by the grantees, their successors and assigns, to any individual, corporation, association or corporation of individuals, except with the consent in writing of the grantor, its successors or assigns.

It is understood and agreed that should the grantees, their successors or assigns, violate or make a formal attempt to violate either or both of the foregoing restrictions, the land herein conveyed shall immediately revert to the grantor, its successors or assigns, without the necessity of reentry.

See R. E. M. Book 765 Page 187, for names of grantors & conditions in deeds.