

TITLE TO REAL ESTATE

State of South Carolina,
County of Greenville.

Whereas, Lola D. Johnson, is the owner of a lot of land situate on the East side of a 30 foot road, in Cleveland Township, Greenville County, South Carolina, designated as Lot No. 47, Subdivision A, of D. B. Tripp lands at River Falls, as shown on plat of W. A. Hester, made April 21, 1926, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 89, which land formerly belonged to the undersigned, D. B. Tripp, and was heretofore conveyed by the said D. B. Tripp to O. K. Upchurch by deed dated May 29, 1926, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 134, at page 3, and the following conditions were imposed on said property and declared to be conditions subsequent:-

"This conveyance is made subject to the following conditions and restrictions which are conditions subsequent, and as part of the consideration for this conveyance.

"The 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 sewerage shall be emptied into any creek or stream."

And, whereas, Lola D. Johnson is selling and conveying the said lot of land to L. A. Moseley, and the said L. A. Moseley has required that prior to the consummation of sale that the property be released from any reversionary interest that may appear to be created in the undersigned by reason of the above set forth conditions; and

Whereas, the said D. B. Tripp is now vested with any reversionary interest that may have been created by the above conditions and is willing to release same from the lot and declare that hereafter the said conditions be by way of building restrictions.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that D. B. Tripp, in consideration of the premises and of the further sum of One (\$1.00) Dollar to him in hand paid by Lola D. Johnson, (the receipt whereof is hereby acknowledged), does hereby release and relinquish in favor of the said Lola D. Johnson any and all reversionary interest which he may have by reason of the conditions above set forth, and further agrees that in the event of a violation of said restrictions he will not invoke a forfeiture of the property. It is understood, however, that the said conditions shall be deemed as building restrictions applicable to this lot and enforceable by the said D. B. Tripp and other owners of the lots shown on said plat by appropriate proceedings in a Court of Equity.

In Witness whereof, the said D. B. Tripp has hereunto set his hand and seal, this the 1st day of December, 1941.

In the presence of:

Patrick C. Fant
Alpha Dodd

D. B. Tripp (L. S.)

State of South Carolina,
County of Greenville.

Personally appeared before me Alpha Dodd, who, being duly sworn, says that he saw the within named D. B. Tripp sign, seal and as his act and deed deliver the foregoing written Release, and that he, with Patrick C. Fant, witnessed the execution thereof. Sworn to before me this 1st day of December, 1941.

Patrick C. Fant (L. S.)

Alpha Dodd

Notary Public for South Carolina.

Recorded December 2, 1941 at 9:45 A. M. #17345 BY:E.G.