

TITLE TO REAL ESTATE—G.T. 205

STATE OF SOUTH CAROLINA,

Greenville County.

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 Ten DOLLARS, and other valuable consideration

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 Lillian W. Carter

All that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, being known as Lot No. 21 of Section B of River Falls Subdivision, and having the following metes and bounds according to plat by W. A. Hester, Surveyor, made July 2, 1926, and recorded in R. M. C. Office for Greenville County in Plat Book H, page 32:

Beginning at a stake on Ellis Ridge Road at corner of Lot No. 20, and running thence with line of Lot No. 20 N. 66 W. 24 1/4 feet; thence S. 24 W. 70 feet to stake at corner of Lot No. 22; thence with line of Lot No. 22 S. 66 E. 260 feet to stake on Ellis Ridge Road; and thence with Ellis Ridge Road in a northeasterly direction 70 feet to beginning corner.

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 hereinafter named, and her 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 hereinafter named, and her 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 D. B. Tripp, President, and Anna M. Beaty, Secretary, on this the 6th day of August, in the year of our Lord one thousand nine hundred and forty-five, and in the one hundred and ~~sixty~~ seventieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Virginia Simkins Elizabeth Coleman. RIVER FALLS REALTY COMPANY By D. B. Tripp, President And Anna M. Beaty, Secretary.

S. C. Stamps Cancelled, \$ 1 and 00 Cents
U. S. Stamps Cancelled, \$ 0 and 55 Cents
For True Consideration See Affidavit
Book 8 Page 225

STATE OF SOUTH CAROLINA,

County of Greenville.

Personally appeared before me Elizabeth Coleman and made oath that she saw the within named River Falls Realty Company by its duly authorized officers, D. B. Tripp, President, and Anna M. Beaty, Secretary sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with Virginia Simkins witnessed the execution thereof.

Sworn to before me, this 6th day of August 1945 A. D. ~~1945~~ Elizabeth Coleman.
Virginia Simkins (Seal)
Notary Public, S. C.