

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Walter L. Rogers, Jr.

in the State aforesaid.

in consideration of the sum of Eight Hundred & No/100

DOLLARS,

to me paid by Walter L. Rogers, Sr.

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 Walter L. Rogers, Sr., his heirs and assigns: all my right, title and interest, which is a one-half (1/2) undivided interest, in and to:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, situate in School District 10-A on the Northeast side of the New Buncombe Road (Federal Highway #25) about four miles from the City of Greenville, said County and State aforesaid, being the same property as conveyed to Walter L. Rogers, Sr. and Walter L. Rogers, Jr. by the deed of Sarah W. Thackston June 28, 1945 and recorded in the R. M. C. Office for Greenville County, S. C. in Vol. 277 at page 166, with the exception of that tract of land conveyed concurrently herewith by Walter L. Rogers, Sr. and Walter L. Rogers, Jr. to Lanier M. Maddox. The property being conveyed herein is known and designated as Tract No. 1 according to a plat of the property of Walter L. Rogers by the Piedmont Engineering Service dated March 1946 and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "Q" at page 123, and having the following metes and bounds, to-wit:

BEGINNING at the Southwest corner of Tract No. 1 according to the above mentioned plat at a point in the center of the New Buncombe Road and running thence N. 59-57 E. 876 feet to an iron pin joint rear corner of tracts Nos. 1 and 2; thence N. 18-15 W. 126 feet to an iron pin; thence S. 59-15 W. 920 feet to a point in the center of the New Buncombe Road; thence S. 39-14 E. 116.7 feet to the beginning corner.

The above land is conveyed subject to the easement in the public to that strip of land 50 x 116.7 feet extending across the front of said tract and now being used as part of the New Buncombe Road.

The property is being conveyed upon the following conditions, which are conditions subsequent:

- (1) To be used for residential purposes only.
- (2) Not to be used for any commercial purposes or let to or disposed of to any person of African descent.

The Grantee herein agrees to pay the taxes for the year 1947.