

State of South Carolina,

County of Greenville.

Know all men by these presents, That Colonia 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 Thirty-two hundred and thirty dollars (\$3230.00) 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 W.N. Miller, his heirs and assigns: All that piece, parcel or lot of land in the State and County aforesaid, about three (3) miles from the City of Greenville, on the South side of the Buncombe Road, and being a part of the McBeth Place, and having the following metes and bounds, to wit: Beginning at a stake in the center of the Buncombe Road, and runs thence S. 44 W. three hundred and forty-three feet; thence S. 70.30 W. four hundred, eighty-six and one-half feet to a stake; thence S. 56.10 W. three hundred and three feet to a stake; thence S. 37- $\frac{1}{2}$ W. one hundred and fifty-three feet to a stake; thence S. 60 W. eighty feet to a stake; thence S. 63.15 W. one hundred and sixty-one feet to a stake; thence S. 35- $\frac{3}{4}$ W. two hundred and thirty-one feet to a stake on Hillhouse line, now the estate of W.F. Thackston; thence with that line N. 69 W. three hundred and thirty-five feet to corner in the fork of the branch and creek on the line of the Union Bleaching & Finishing Company's line; thence N. 48.30 E. two hundred and twenty feet; thence N. 43.30 E. six hundred and sixty feet; thence N. 35.30 E. two hundred and sixty-four feet; thence N. 16 E. four hundred and sixty-two feet to the center of the bridge on the Buncombe Road; thence with the center of the Buncombe Road S. 63.30 E. eight hundred and fifty-five feet to the beginning corner, 157/1000 excepting strip of land, the title to which does not pass by this deed, being eleven feet in width, extending from the Buncombe Road on the North side diagonally across the tract above described, to Langston's Creek, having the course of the present sewer line of the Colonia Land Company, and substantially described on plat made by W.A. Adams of date February 17th, 1917, which strip contains 40/100 of an acre, more or less, and the land herein conveyed, after deducting the said strip above described, contains fifteen and 78/100 acres, more or less.

Subject, however, to a right-of-way or easement for the purpose of maintaining, repairing and renewing poles and lines or wires for electric lights and power along the course of the line of the poles and wires as now located.

And also subject to the following conditions:

First: That this property shall be used for agricultural and residence purposes, for white people only; (this, however, does not apply to servants); and

Second: That the purchaser hereof, his heirs, administrators, executors, successors or assigns, shall be amenable to sanitary rules and regulations passed by a majority of the holders of property purchased from the Colonia Company.

And subject, further to the right and privilege of the grantor, its successors and assigns, (which right shall at all times be and forever remain paramount to the rights herein granted) to at any and all times enter the strip of land hereinbefore described as being excepted from the land and title hereby conveyed, for the purpose of and to do all things necessary in caring for, repairing, maintaining or rebuilding the sewer laid in said strip of land, as aforesaid, and -

(next page)