

STATE OF SOUTH CAROLINA,

County of Greenville.

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 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 Hamlin Beattie and E. M. Blythe, Jr.

All that certain piece, parcel or tract of land situate, lying and being in Cleveland Township, State and County aforesaid, on both sides of Fall Creek and being more particularly described according to a plat made by W. J. Riddle, July 10, 1939, as follows:

Beginning at a stone near a large boulder which is common corner with land of J. Norwood Cleveland, et al, and running thence along Cleveland's line S. 24-15 E. 600 ft. to a stake; thence S. 65-34 W. 1200 ft. crossing Fall Creek to a stake; thence N. 24-15 W. 600 ft. to a stake in line of J. Harvey Cleveland's land; thence along line of J. Harvey Cleveland to Fall Creek and thence along line of J. Norwood Cleveland N. 65-34 E. 1200 ft. to the beginning corner; less; however, a lot containing a half acre, more or less, conveyed by the grantor to Annie L. Jordan by deed dated March 27, 1929, and recorded in office of R. M. C. for Greenville County in Vol. 132 at page 134. It is the intention of this deed to convey a tract containing sixteen acres, more or less, in the shape of a rectangle 600 ft. by 1200 ft. cut out of the N. E. corner of the Drake lands conveyed to the grantor herein by D. B. Tripp by deed dated March 29, 1928, and recorded in office of R. M. C. for Greenville County in Vol. 136 page 84.

Together with the right, privilege easement in, over and to the roads now leading to said premises and such other road or roads as may be hereafter laid out and developed by the grantor or its successors in title. It is expressly stipulated and agreed that this grant is an easement running with the land and shall inure to the benefit of the grantees, their heirs and assigns forever, and shall in no event be construed an easement in gross.

The granting corporation does hereby expressly reserve the right to tap, not less than six inches above the tap of the grantees herein, the reservoir on the premises hereby conveyed and to use the water therefrom for domestic purposes only.

The grantees assume and agree to pay taxes for 1939.

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.

State of South Carolina,  
County of Greenville.

For value received, the undersigned, the owners and holders of the mortgage executed by D. B. Tripp to Kate Cushman, dated March 17, 1928, recorded in Vol. 131, page 186, in the original sum of \$2850.00, covering a tract of 155 acres, including the lands herein described, does hereby release and forever discharge the within described premises from the lien of said mortgage.

Witness my hand and seal this 31 day of July, 1939.

In the presence of: E. M. Blythe, Freddie C. Charlotte (L. S.)  
Lucille Laffitte Paul G. Cushman (L. S.)

Executor and Executrix of the Estate of Kate Cushman, deceased.

State of South Carolina,  
County of Greenville.

Personally appeared before me Lucille Lafitte who, being duly sworn, says that she saw the above named Paul G. Cushman and Freddie C. Charlotte, Executor and Executrix of the Estate of Kate Cushman, deceased, sign, seal and as their act and deed deliver the foregoing release and that she with E. M. Blythe, witnessed the execution thereof.