

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

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 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 N. O. McDowell, Jr.,

All those certain pieces, parcels, or lots of land in Greenville Township, Greenville County, State of South Carolina, known as Lots Nos. 39 and 40 and 51 and 52, as shown on plat of Dukeland Park, property of Colonia Company, made by Dalton and Neves, June, 1940, and recorded in the office of the R. M. C. for Greenville County in Plat Book J, pages 220 and 221, and having the following metes and bounds according to said plat; to-wit:

Lots Nos. 39 and 40:

Beginning at an iron pin on the east side of Dukeland Drive at corner of lot No. 38, and running thence along the line of lot No. 38 S. 35-42 E. 269.5 feet to a point in the line of property now or formerly owned by Perry Estate, joint rear corner of lots Nos. 38 and 39; thence along the line of property of Perry Estate N. 33-13 E. 107 feet to an iron pin in line of property of Perry Estate, joint rear corner of lots Nos. 40 and 41; thence along the line of lot No. 41, N. 35-42 W. 231 feet to an iron pin on east side of Dukeland Drive; thence along the east side of Dukeland Drive S. 54-18 W. 100 feet to the beginning corner.

Lots Nos. 51 and 52:

Beginning at an iron pin on the west side of Dukeland Drive, corner of lot No. 50, and running thence along the line of lot No. 50 N. 35-42 W. 134 feet to an iron pin on Langston Creek; joint rear corner or lots Nos. 50 and 51; thence down said Langston Creek (along traverse line S. 45-06 W.) 101 feet to an iron pin in Langston Creek; joint rear corner of lots Nos. 52 and 53; thence along the line of lot No. 53 S. 35-42 E. 118 feet to an iron pin on the west side of Dukeland Drive; thence along the west side of Dukeland Drive N. 54-18 E. 100 feet to the beginning corner.

The conveyance of all the above described lots is made subject to the following restrictions:

(1) This property is restricted solely for residential uses for white people only.

(2) No dwelling can be built on any of the lots herein conveyed costing less than Fifteen Hundred Dollars (\$1,500.00)

The above described property is conveyed subject to a contract of sale and purchase dated July 9, 1940, by and between Colonia Company and J. R. Garrison.

for instrument in connection with this deed see Deed Book 267 Page 13