

TITLE TO REAL ESTATE

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 ofthe sum of Ten DOLLARS, and other valuable considerationto 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 Belle B. Hunt, as Executrix of the Estate of T. F. Hunt, deceased,

All those certain pieces, parcels, or lots of land in Greenville Township, Greenville County, State of South Carolina, known as Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, as shown on plat of Dukeland Park, property of Colonia Company, made by Dalton and Neves, June, 1940, and recorded in the office of R. M. C. for Greenville County, Plat Book J, pages 220 and 221, and having the following metes and bounds according to said plat; to-wit:

Beginning at an iron pin at the Southeast intersection of Parker Road and McMakin Drive and running thence along the East side of Parker Road (along traverse line S. 25-47 E.) 184.2 ft. to an iron pin on the East side of Parker Road; thence continuing along the East side of Parker Road S. 32-55 E. 300 ft. to an iron pin on the East side of Parker Road; thence continuing along the East side of Parker Road S. 34-39 E. 102 ft. to an iron pin on the East side of Parker Road; thence continuing along the East side of Parker Road S. 24-41 E. 100 ft. to an iron pin at the Northeast intersection of Parker Road and Rogers Avenue; thence along the North side of Rogers Avenue N. 77-38 E. 10 ft. to an iron pin at the Northwest intersection of Rogers Avenue and an unnamed 20-foot road; thence along the West side of said unnamed 20-foot road N. 16-18 E. 215.5 ft. to an iron pin on the West side of said road; thence continuing along the West side of said road N. 31-55 E. 49.1 ft. to an iron pin on the West side of said road; joint corner of Lots Nos. 8, 11, and 12; thence leaving said road and running along the line of Lot No. 12 N. 8-28 E. 274.1 ft. to a point on the South side of McMakin Drive; thence along the South side of McMakin Drive N. 81-32 W. 484.1 ft. to an iron pin at the Southeast intersection of McMakin Drive and Parker Road, the beginning corner.

This 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).

ALSO All those certain pieces, parcels, or lots of land in Greenville Township, Greenville County, State of South Carolina, known as Lots Nos. 265 and 266 on plat of Dalton & Neves, Engineers, dated February, 1938, and recorded in Plat Book J, pages 4 and 5, and having according to said plat the following metes and bounds, to-wit:

Lot No. 265:

Beginning at an iron pin on the northwest side of Berkley Avenue, joint corner of lots 264 and 265, and running thence along the line of 264 N. 24-13 W. 198.2 feet to a point in the rear line of Lot No. 271, joint rear corner of Lots 264 and 265; thence along the rear line of lot 271 N. 65-13 E. 63 feet to a point in the rear line of lot No. 271, joint rear corner of lots 265 and 268; thence along the rear line of lots 268, 267, and 266 S. 24-13 E. 198.9 feet to an iron pin on the northwest side of Berkley Avenue; thence along the northwest side of Berkley Avenue S. 65-47 W. 63 feet to the beginning corner.

The above described lot is subject to an easement for sewer line extending across the same.

The above described lot is conveyed subject to a contract of sale and purchase dated April 13, 1943, by and between Colonia Company and Fred H. Massey.

Lot No. 266:

Beginning at an iron pin at the northwest intersection of Berkley Avenue and Franklin Road and running thence along the northwest side of Berkley Avenue S. 86-27 W. 97 feet to an iron pin; thence continuing along the northwest side of Berkley Avenue S. 72-12 W. 100 feet to an iron