

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,

Greenville County.

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 Two Thousand & No/100 DOLLARS,

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. D. Friddle and Mary I. Friddle

All that certain piece, parcel or tract of land in Cleveland Township, Greenville County, State of South Carolina, in the River Falls Section, and having the following metes and bounds according to Survey and Plat by W. J. Riddle, Surveyor, July 1937.

BEGINNING at a stake at the Southeast corner of the tract herein conveyed, which is also the Southwest corner of tract heretofore conveyed by the grantor to W. D. Friddle, and running thence with the line of Friddle property N. 11-45 E. 187 feet to a stake on a proposed Road; thence with said Road N. 66-30 W. 30 feet to a stake; thence N. 23-30 E. 1114 feet to a stake; thence N. 6-30 E. 282 feet to a stake; thence N. 54 W. 300 feet to an iron pin; thence N. 16-45 E. 210 feet to an iron pin on a proposed Road (this iron pin is situate at the Northeast corner of the tract herein conveyed, and also is the most Westerly corner of the Friddle tract above referred to); thence along said proposed Road N. 79 W. 145.2 feet to a stake on the East side of a 25 foot Road; thence with said 25 foot Road as follows: S. 28-45 W. 73.1 feet; thence S. 24 W. 69 feet; thence S. 18-30 W. 69.6 feet; thence S. 9-30 W. 63 feet; thence S. 12 E. 60.8 feet; thence S. 43 E. 61 feet; thence S. 56-30 E. 63 feet; thence S. 71-30 E. 69.8 feet; thence S. 72-30 E. 66.5 feet; thence S. 42-15 E. 56 feet; thence S. 4-15 E. 70 feet; thence S. 14-45 W. 51 feet; thence S. 17-15 W. 70 feet; thence S. 32 W. 70 feet; thence S. 36 W. 69.9 feet; thence S. 39-30 W. 70 feet; thence S. 34-45 W. 70 feet; thence S. 30-45 W. 69.6 feet; thence S. 13-15 W. 70 feet; thence S. 11-15 W. 70 feet; thence S. 13-45 W. 69.8 feet; thence S. 17-45 W. 69.5 feet; thence S. 11-15 W. 69.8 feet; thence S. 10 W. 69.5 feet; thence S. 11-30 W. 70.3 feet; thence S. 14 W. 69.8 feet; thence S. 22-15 W. 69.5 feet; thence S. 12-30 W 100 feet; thence S. 11-25 W. 260 feet; thence leaving said Road and running N. 78 E. 105 feet to the beginning.

The above described boundary is shown as Lots Nos. 35 to 65 both inclusive, on Plat recorded in Plat Book H, page 32, R.M.C. Office for Greenville County, being a portion of Section B of River Falls property, except there is a slight variation in the above description as pertains to Lots Nos. 35, 36, 37 and 38 on said recorded Plat.

The Riddle Plat referred to above is a revised Plat, There is excepted from the above description, and is not to be included in this conveyance Lot No. 60 of Section B as shown on Plat Book H, page 32, which Lot has heretofore been conveyed by D. B. Tripp to Emma Maria Lagerholm by deed recorded in Deed Book 134, page 12, R.M.C. office for Greenville County.

The above property is conveyed subject to the following restrictions:

1. This property shall not be sold, rented or otherwise disposed of to persons of African descent.
2. This property shall be used solely for residential purposes.
3. No hogs shall be kept confined in a hog-pen on this property.

The grantor further conveys to the grantees, their heirs and assigns, the right to tap the water-line running along the road forming the Western boundary of the property herein conveyed for not more than ten taps, and the water from said taps to be used for domestic purposes; but the grantor gives to the grantees herein and also to W. D. Friddle, the owner of the 55 acre tract bounding the property herein conveyed on the East, the right and privilege to run said water-lines to this 55 acre tract, but in no event to exceed a total of ten taps, which right is to inure to W. D. Friddle, his heirs and assigns.