

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 18662-7-15-41

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 One hundred twenty-five no/100 DOLLARS,

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 Mrs. Geraldine Cunningham

All that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, being known and designated as Lot No. 14 of Section B of the property of River Falls Realty Company, located at River Falls, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book H, page 32, said lot having a frontage on Ellis Ridge Road of 70 feet and an approximate depth of 220 feet.

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, Greenville County.

For value received I, C. B. Martin, the owner and holder of a mortgage in the original sum of \$300.00, executed by River Falls Realty Company, on October 18th, 1939, recorded in Book 284, page 229, hereby release the within described lot of land from the lien of my said mortgage.

Witness my hand and seal this 10th day of July, 1944.

IN PRESENCE OF: Adeline Cleland C. B. Martin (SEAL) T. Lee Redfearn

State of South Carolina, Greenville County.

Personally appeared before me Adeline Cleland who being duly sworn says that she saw the within named C. B. Martin, sign, seal and deliver the foregoing written release, and that she with T. Lee Redfearn witnessed the execution thereof.

T. Lee Redfearn (SEAL) Adeline Cleland.

Notary Public for S. C.

Release recorded October 21st, 1944 at 10:57 A. M. #11148 BY:E.G.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee (S) hereinabove named, and her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee (S) hereinabove named, and her & his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers D. B. Tripp, President, and Anna M. Beaty, Secretary, on this the 7th day of July, in the year of our Lord one thousand nine hundred and forty-four, and in the one hundred and sixty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Elizabeth E. Beaty Ben C. Thornton

RIVER FALLS REALTY COMPANY

By D. B. Tripp, President. and Anna M. Beaty, Secretary.

S. C. Stamps Cancelled, \$ 1 and 00 Cents. U. S. Stamps Cancelled, \$ 0 and 55 Cents.

STATE OF SOUTH CAROLINA,

County of Greenville.

PERSONALLY appeared before me Elizabeth E. Beaty and made oath that she saw

D. B. Tripp as President and

Anna M. Beaty as Secretary

of River Falls Realty Company a corporation chartered under the laws of the State of South Carolina.

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she, with Ben C. Thornton, witnessed the execution thereof.

SWORN to before me, this 7th day of July, A. D. 1944

Ben C. Thornton (SEAL) Notary Public for South Carolina.

Elizabeth E. Beaty

Recorded October 21st, 1944 at 10:57 o'clock A. M. BY:E.G.