

TITLE TO REAL ESTATE—G.T. 205

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 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 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 Geraldine Cunningham

All that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, known as Lot No. 15, of Section B of the Subdivision of D. B. Tripp's land at River Falls, as per plat made by W. A. Hester, Surveyor, July 2, 1926, recorded in R. M. C. Office for Greenville County in Plat Book H, page 32, said lot having a frontage of 70 feet on Ellis Ridge Road, with a depth on one side of 205 feet and on the other side of 220 feet, and being 70 feet wide in the rear.

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.

The grantor agrees to pay taxes for the year 1944.

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 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 hereinabove named, and her

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 19th day of October, 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

E. B. Nolan

Kathryn L. Brown.

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 E. B. Nolan and made oath that he saw the

within named River Falls Realty Company

by its duly authorized officers, D. B. Tripp, President, and Anna M. Beaty, Secretary,

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with

Kathryn L. Brown

witnessed the execution thereof.

Sworn to before me this 19th day of October

A. D. 1944

Kathryn L. Brown

(Seal)

E. B. Nolan

Notary Public, S. C.

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