

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 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 (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 Elizabeth M. Nelson-

All those lots of land in Cleveland Township, Greenville County, State of South Carolina, known as Lots Nos. 29, 31 and 32, of Block B, on Plat of property of D. B. Tripp at River Falls, recorded in Plat Book H, page 32. Lot No. 29 fronts Ellis Ridge Road 185 feet, with a depth on one side of 99 feet, on the other side along the road of 128 feet, and being 236 feet in the rear. Lot No. 31 fronts Ellis Ridge Road 70 feet, with a depth on one side of 119 feet, and on the other side, along the road, of 125 feet, and being 29 feet wide in the rear. Lot No. 32 has a frontage of 70 feet on Ellis Ridge Road, with a depth of 119 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.

It is understood and agreed that the grantee herein will pay taxes for the year 1945.

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 her 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 her 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 30th day of March, in the year of our Lord one thousand nine hundred and forty-five, 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

Virginia Simkins
Mary L. Shaw

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. For True Copy See Affidavit. Book 8 Page 79

STATE OF SOUTH CAROLINA,

County of Greenville.

PERSONALLY appeared before me Mary L. Shaw and made oath that S he 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 S he, with Virginia Simkins, witnessed the execution thereof.

SWORN to before me, this 30th day of March, A. D. 1945 Virginia Simkins (SEAL) Notary Public for South Carolina.

Mary L. Shaw.

Recorded April 11th, 1945 at 12:16 o'clock P. M. BY: E.G.