

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 X 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 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 John W. Johnson and Annie S. Johnson

Johnson
All that certain lot of land in Cleveland Township, Greenville County, State of South Carolina, being Lot No. 50 of a subdivision of D. B. Tripp's land at River Falls, as per plat of said subdivision made by W. A. Hester, Surveyor, April 21, 1926, which plat is recorded in R. M. C. Office for said County and State in Plat Book G, page 89, reference to which is hereby craged. Said lot contains one-fourth of an acre, more or less, and begins at a stake at the joint rear corner of Lots Nos. 24 and 25, and runs thence S. 23 W. 313 feet, more or less, to a stake on a 30-foot road; thence with said 30-foot road in an easterly direction 140 feet, more or less, to a branch; and thence with the meanders of said branch in a northerly direction to the beginning corner.

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 hereinabove named, and their 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 their

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 16th 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

Geraldine Welch

Virginia Simkins

RIVER FALLS REALTY COMPANY

By D. B. Tripp, President

And Anna M. Beaty, Secretary

S. C. Stamps Cancelled, \$ _____ and _____ Cents
U. S. Stamps Cancelled, \$ _____ and _____ Cents

No Stamps

For True Consideration See Affidavit
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STATE OF SOUTH CAROLINA,

County of Greenville.

Personally appeared before me Geraldine Welch and made oath that S 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 S he with Virginia Simkins

witnessed the execution thereof.

Sworn to before me, this 16th day of

March, A. D. 1945

Virginia Simkins (Seal)

Geraldine Welch

Notary Public, S. C.

Recorded May 15th 19 46 at 10:40 o'clock A. M.

BY: E.G.