

Title to Real Estate by a Corporation—Prepared by Rainey and Fant, Attorneys at Law, JUN 22 1948

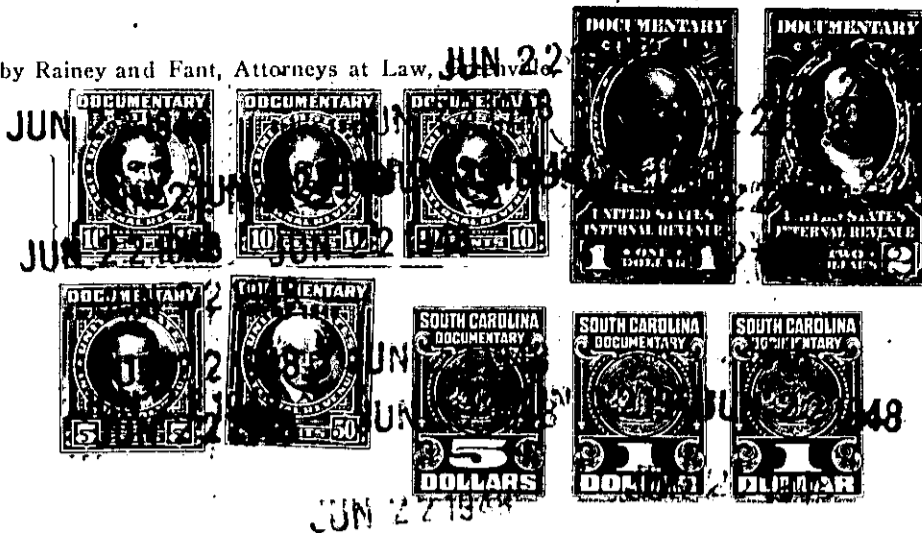
State of South Carolina,

GREENVILLE CO. S. C.

County of GREENVILLE

JUN 22 3 50 PM 1948

MILLIE FARNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That We, The First National Bank of Greenville as Executor under the will of W.C.Cleveland, deceased a corporation chartered under the laws of the ~~State of~~ United States of America

and having its principal place of business at Greenville in the state of South Carolina, and Alice Burnett Cleveland as Executrix under the will of W.C.Cleveland ~~deceased~~ deceased, for and in consideration of the

sum of Thirty-two Hundred Fifty and No/100 - - - - - dollars,
- - - - - (\$3250.00) - - - - -

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

University Ridge Homes, Inc., its successors and assigns:

All those certain pieces, parcels or lots of land ~~with the buildings and improvements thereon~~ situate, lying and being at the Southwest corner of the intersection of University Ridge and McDaniel Avenue, and being shown as Lots 20, 21 and a strip lying between the rear of said lots and a branch as shown on Map No.2 of Cleveland Terrace. made by Dalton & Neves, Engineers, May 1931, recorded in R.M.C. Office for Greenville County, S. C. in Plat Book K page 98-99, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of University Ridge joint front corner of Lots 19 and 20, and running thence along the line of Lot 19 S. 7-56 E. 207.2 feet to iron pin at rear corner of Lots 19 and 20; thence continuing S. 7-56 E. 21 feet to point in branch; thence down the branch following the meanderings thereof (the traverse line being N. 83-00 E. 221 feet) to a point in center of branch on West side of McDaniel Avenue; thence along the West side of McDaniel Avenue N. 6-53 E. 25 feet to iron pin at corner of Lot 21; thence along a curved line following McDaniel Avenue and University Ridge (the chord being N. 33-37 W. 76.8 feet to an iron pin on the South side of University Ridge; thence continuing with University Ridge N. 53-35 W. 155 feet to iron pin; thence still with University Ridge along a curved line (the chord being N. 61-53 W. 35 feet) to a point; thence continuing with the South side of University Ridge along a curved line (the chord being S. 77-17 W. 55 feet) to iron pin, the beginning corner.

This property is conveyed subject to the right-of-way and easement heretofore granted by W. C. Cleveland to Malcolm C. Davenport, all of which is more particularly shown in deed which is of record in the R. M. C. Office for Greenville County, S. C. in Deed Book 236, page 24, and any other rights of way conveyed affecting this property.

This is a portion of the property that was owned by W. C. Cleveland at the time of his death on August 26, 1946, and this conveyance is made by the Grantors, as Executors under the will of W. C. Cleveland pursuant to the power and authority conferred on us by his will dated January 17, 1940 on file in the Probate Court for Greenville County, S. C. in Apartment 518, File 29.

Grantee is to pay 1948 taxes.

This property is conveyed subject to the following building restrictions:

- 1. This property shall not be sold, rented, leased or otherwise disposed of to or used by Negroes or persons of African descent.