

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Hamlin Beattie and E. M. Blythe, Jr.

.....in the State aforesaid,  
.....in consideration of the sum of  
Seventeen Hundred Fifty and No/100 (\$1750.00) Dollars

to us .....in hand paid  
at and before the sealing of these presents by  
C. G. Trammell , in the State aforesaid

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

C. G. Trammell

All that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, State aforesaid on the waters of Fall Creek, near River Falls, South Carolina, and being more particularly described as follows:

BEGINNING at a stone near a large boulder, which is common corner with lands of J. Norwood Cleveland, et al, and running thence along Cleveland's line S. 24-15 E. 600 ft. to a stake; thence S. 65-34 W. 1200 ft. crossing Fall Creek to a stake; thence N. 24-15 W. 600 ft. to a stake in line of J. Harvey Cleveland's land; thence along line of J. Harvey Cleveland to Fall Creek and thence along line of J. Norwood Cleveland N. 65-34 E. 1200 ft. to the beginning corner; including a lot containing a half acre, more or less, conveyed to the grantors herein by Theophilus H. Bowden by deed dated July 31, 1939, and recorded in Office of R. M. C. for Greenville County in Vol. 213, page 6. It is the intention of this deed to convey a tract containing sixteen (16) acres, more or less, in the shape of a rectangle 600 ft. by 1200 ft. cut out of the N. E. corner of the Drake lands conveyed to the River Falls Realty Company by D. B. Tripp by deed dated March 29, 1928, and recorded in said office in Vol. 136 page 84; all of which will be more clearly shown on plat of said property dated July 10, 1939, made by W. J. Riddle, Surveyor.

TOGETHER with the right, privilege and easement in, over and to the roads now leading to said premises and such other road or roads as may be hereafter laid out and developed by the River Falls Realty Company or its successors in title. It is expressly stipulated and agreed that this grant is an easement running with the land and shall inure to the benefit of the grantee --- heirs and assigns forever, and shall in no event be construed an easement in gross.

This conveyance is made subject to the following reservations, conditions and restrictions:

1. A reservation to the River Falls Realty Company of the right to tap, not less than 6" above the tap of the grantors herein, the reservoir on the premises hereby conveyed and to use the water therefrom for domestic purposes only.

2. The 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).

3. No hogs shall be kept on said property.

4. No sewerage shall be emptied in any creek or stream running through said property.

This is the same premises conveyed to the grantors herein by River Falls Realty Company by deed dated July 31, 1939 and recorded in Vol. 213 page 15, and by Theophilus H. Bowden by deed hereinabove referred to and the timber rights on said premises conveyed to the Grantors herein by Saluda Land and Lumber Co. by deed dated September 27, 1939, and not yet recorded.