

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Victor Monaghan 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 Four Hundred Fifty and no/100 (\$450.00) DOLLARS,

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 Willie Walton Bradley, his heirs

and assigns:-

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, Northwest of the City of Greenville, on the North side of Cedar Lane Road, and being more particularly described as follows:-

Beginning at a point on the North side of Cedar Lane Road, corner of E. M. Gilstrap property, and running thence with the line of said Gilstrap property N. 10-22 E. 125 feet to an iron pin on a 10 foot alley; thence with said alley S. 79-55 E. 20.1 feet to an iron pin, corner of land of the Grantor; thence with the Grantor's line S. 10-17 W. 125 feet to an iron pin on the North side of Cedar Lane Road; said line running along the Western edge of the West wall of a building occupied by R. M. Dacus; thence with the North side of Cedar Lane Road, N. 79-55 W. 20.3 feet to the beginning corner.

This conveyance is subject to the following restrictions:

(1) That no use shall be made of the above described lot which would constitute a public nuisance.

(2) That the Grantee shall not sell or convey the above described property to any person without first giving to the Victor Monaghan Company the refusal of buying the property at the same price and upon the same terms offered by the other prospective purchaser. A certificate signed by the President or Secretary of the Victor Monaghan Company stating that such refusal had been granted, and not accepted, to be sufficient evidence of compliance with this provision.

Should either of the above restrictions be violated, or should the Grantee attempt to violate any of the above restrictions, or should the Grantee purport to transfer or convey said premises to any person other than the Victor Monaghan Company without first offering to sell to said Company the premises at the same price, and upon the same terms upon which said purported conveyance was made, then, and in any such event, the title to the above described premises shall revert to the Grantor herein without the necessity of reentry, and thereupon all right, title and interest of the Grantee in and to the above described premises shall cease and determine.

For Release see Deed Book 813 Page 650