

1974 WL 28002 (S.C.A.G.)

Office of the Attorney General

State of South Carolina

November 15, 1974

**\*1 Re: Deeding of property from Cross Road Community to Recreation Commission**

Mr. Michael L. Harlan  
Superintendent of Recreation  
Richland County Recreation Commission  
5819 Shakespeare Road  
Columbia, SC 29204

Dear Mr. Harlan:

You have requested an opinion from this office as to whether the Cross Road Community can deed all or part of the property it holds as a fee simple determinable from Richland County School District One.

The deed granting this property to Cross Road Community shall be used as a community center for the use and benefit of the residents of the Cross Road Community, but should at any time the premises cease to be used a community center, possession and title shall revert to the grantor or their successors. This deed clearly gives Cross Road Community a fee simple determinable with a possibility of reverter in Richland County School District One. The Cross Road Community can only deed to the Recreation Commission what it has—a fee simple determinable. Thus, the Recreation Commission can receive a fee simple determinable subject to the possibility of reverter held by the School District and should the property cease to be used as a community center, title would revert to the School District or its successor.

Sincerely yours,

A. Camden Lewis  
Assistant Attorney General

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