

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

Whereas, T. Oregon Lawton and J. D. Potrat, on the 8th day of March, 1926, conveyed to J. D. Potrat, as Trustee, certain lands in the County and State aforesaid, the deed to which is recorded in the R. M. C. office for Greenville County in Volume 124, at Page 309, and

Whereas, the said lands have been subdivided into lots or tracts as is shown by a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book C, at Page 80, for the purpose of selling same. Now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, J. D. Potrat, as Trustee, in the State aforesaid, pursuant to the authority contained in said deed and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, to me in hand paid at and before the sealing of these presents by the Grantee hereinafter named, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Frank E. Major

All that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, South Carolina, near the Geer Highway on Hagood Road and being known and designated as Lot No. 15

of the Pioneer Park property as shown on a plat recorded in Plat Book C, at Page 80, R. M. C. office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

*Beginning at a stake on the South side of Hagood Road joint corner of Lots Nos. 15 & 16 and running thence South 4-47 E. 151 feet to a stake; thence South 88-30 W. 60 feet to a stake, joint corner of Lots Nos. 14 & 15; thence with said joint line North 1-37 W. 151.9 feet to a stake on Hagood Road; thence with said Road North 88-20 E. 50 feet to the beginning corner.*

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 said Frank E. Major, his Heirs and Assigns forever.

Nevertheless, with the following restrictions, which restrictions are expressly for the benefit of all owners of lots on plat above referred to, to-wit:

- (1) No building shall be erected nearer to the street on which it fronts than 20 feet.
- (2) The property herein conveyed shall never be sold, rented, or otherwise disposed of to a person or persons, having any percentage of Negro blood.
- (3) The property herein conveyed shall never be used for other than residential purposes.
- (4) No surface closets shall be erected or used upon said premises.

And I do hereby bind myself, my successors and assigns, to warrant and forever defend all and singular the said Premises unto the said Frank E. Major, his Heirs and Assigns, against myself and my successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 30th day of March in the year of our Lord one thousand nine hundred and Twenty-six and in the one hundred and fiftieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of  
John L. Plyler,  
A. L. Mann.

J. D. Potrat (L. S.)  
As Trustee

S. C. Stamps Cancelled, \$ 1 and \_\_\_\_\_ cents.

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

PERSONALLY appeared before me John L. Plyler and made oath that \_\_\_\_\_ he saw the within named J. D. Potrat, as Trustee, his sign, seal and as his A. L. Mann and deed deliver the within written deed, and that \_\_\_\_\_ he with \_\_\_\_\_ witnessed the execution thereof.

Sworn to before me, this 30th day of March A. D. 1926.  
A. L. Mann (L. S.)  
Notary Public for South Carolina. John L. Plyler

Recorded May 22nd 1926 at 11:00 o'clock, A. M.

END OF Doc.