

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS That J. C. P. Earle, as Conservator  
of the Mechanics Building and Loan Association  
of Greenville

in the State aforesaid  
in consideration of the sum of Four Hundred Fifty  
DOLLARS

to me paid by S. H. Smith

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  
S. H. Smith, his heirs and assigns,

all that piece, parcel, lot or tract of land in Township, Greenville County, State of South Carolina.

All that piece, parcel, lot or tract of land, lying, situate and being in Greenville Township, State and County aforesaid, near the City limits of the City of Greenville, being known and designated as Lot no. 25, Block B of sub-division of W. W. Carter and Associates, recorded in the office of Register Merri Conveyance in and for Greenville County, S. C. in Plat Book 11, Page 288, and having the following metes and bounds:

Beginning at an iron pin on the South side of East Jarvis Road, joint corner of lots 25 and 26 of said plat, and running thence South 64.47 West 66 feet to iron pin joint corner of lots 24 and 25, <sup>running space with joint end of said lots 24 and 25</sup> South 25.57 East 159 feet 7 inches to joint rear corner of lots nos. 10, 11, 24 and 25; thence north 64.47 East with joint rear line of lots nos. 11 and 25, 66 feet to joint rear corner of lots nos. 11, 12, 26 and 26, thence north 25.57 West 159.7 feet with joint line of lots 25 and 26 to the point of beginning.

As a part of the consideration herein this property is conveyed subject to the following building restrictions, which are put on this property for the benefit, not only of the grantee, but of all other parties owning or to own lots in this sub-division, which restrictions are to run for a period of 25 years:

1. No residence or other building shall be located nearer than 35 feet of the street on which it fronts.
2. The within premises are to be used only for residential purposes.
3. No brick or brick veneer residence to be constructed on said lot costing less than \$4000.00 and no frame building costing less than \$5000.00.
4. The within premises or any part thereof shall not be sold, leased or otherwise disposed of to persons of African descent.

See Agreement to this deed see deed Book 180 Page 529