

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

THIS AGREEMENT made and entered into this 2 day of May, 1938, by and between Mrs. Sarah R. Beck, of New York, Party of the First Part, and W. J. Iselin, of Greenville S. C., Party of the Second Part,

W I T N E S S E T H

WHEREAS, Mrs. Sarah R. Beck is the owner of a certain tract of land containing 119 acres, more or less, situate, lying and being just off the Augusta Road near Brushy Creek, State and County aforesaid; and

WHEREAS, the said W. J. Iselin has an option for the purchase of 44-3/4 acres, being a portion of the said tract belonging to Mrs. Sarah R. Beck; and

WHEREAS, the parties hereto desire, for their mutual benefit, to make the said 119 acre tract subject to the following conditions, restrictions, reservations and limitations:-

(1) The said property shall be used for residential and/or agricultural purposes only.

(2) Neither the property herein referred to, nor any part thereof, shall ever be sold, leased or conveyed to anyone other than a person of the Caucasian race or to any corporation other than one owned, controlled or operated by persons of the Caucasian race.

(3) The property herein referred to shall be kept free from any nuisance or from any object condition or use in any way offensive or dangerous to the neighborhood.

NOW, THEREFORE, the parties hereto do hereby covenant and agree for themselves respectively, their heirs, executors, administrators and assigns, that the foregoing restrictions shall be binding as to the said property and shall be included in any deed or deeds made by either of said parties.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals in duplicate the day and year first above written.

In the Presence of:

Albert W. Beck

C. B. Knight

As to Party of the First Part

C. F. Haynsworth, Jr.

Marion Brawley, Jr.

As to Party of Second Part

Sarah R. Beck (L.S.)

Party of the First Part

W. J. Iselin (L.S.)

Party of the Second Part.

STATE OF NEW YORK

COUNTY OF

PERSONALLY appeared before me Chas. B. Knight and made oath that he saw the within named Sarah R. Beck sign, seal and as her act and deed deliver the foregoing written Agreement, and that he with Albert W. Beck witnessed the execution thereof.

SWORN to before me this
6 day of May, 1938.

H. E. Coleman

Notary Public for New York

My Commission expires Mch. 30, 1939.

C. B. Knight

STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE.))

PERSONALLY appeared before me C. F. Haynsworth, Jr. and made oath that he saw the within named W. J. Iselin, sign, seal and as his act and deed deliver the foregoing written Agreement, and that he with Marion Brawley, Jr. witnessed the execution thereof.

SWORN TO before me this
14th day of May, 1938.

Marion Brawley, Jr. (LS)

Notary Public for South Carolina.

C. F. Haynsworth, Jr.

Recorded May 14, 1938 at 12:04 P.M. #6152. N.S.