

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, T. A. W. Elmgren, Jr.,

in the State aforesaid.

in consideration of the sum of \$1000.00 (One Thousand Dollars)

DOLLARS,

and subject to mortgage indebtedness of approximately \$5800.00

to me paid by Marjorie J. Rast

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 Marjorie J. Rast

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

situated lying and being just outside the corporate limits of the city of Greenville, State and County aforesaid and being known and designated as lot No. 25 of plat of Park Hill said plat being combination of plats 2 and 3 recorded in Plat Book #1 (1) page 36 and 37 said lot being described as follows:

Beginning at an iron pin on Aberdeen Drive joint corners of lots 25 and 26 and running thence; N. 38-00 E. 178.1 feet to an iron pin, thence N. 51-07 W. 48.6 to iron pin on Brookwood Drive, thence S. 58-50 W. along Brookwood Drive 200 feet to an iron pin on Aberdeen Drive, Thence with Aberdeen Drive S. 55-50 E. to the point of beginning.

The following restrictions are hereby declared to be conditions and are a part consideration of the conveyance.

1. No residence shall be erected upon said lot that shall cost less than four thousands.
2. No residence shall be erected upon said lot with front of building being less than 20 feet from front of said lot.
3. No building shall be erected upon said lot other than a residence and such buildings as may necessarily pertain thereto.
4. This lot shall at no time be conveyed to a person of African descent, but the owner may erect servant quarters upon said property.
5. These restrictions and conditions shall be binding upon the grantee herein; his heirs, executors, administrators and assigns.