

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, J. (Jesse) F. Lynch, Jr.

in the State aforesaid,  
in consideration of the sum of  
Four Thousand One Hundred Twenty-six and 57/100 (\$4,126.57) Dollars, and the assumption  
of the mortgage hereinafter mentioned and described

to me  
at and before the sealing of these presents by T. C. Reece in hand paid

(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  
T. C. Reece, his heirs and assigns forever:

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

in section known as Sans Souci, about three miles Northwest of the City of Greenville, on the North side of Rogers Avenue, being known and designated as Lots Nos. eleven (11) and twelve (12), as shown on plat of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "I", at page 33, and when described together, having the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN ON THE NORTHERN edge of a 6-foot sidewalk running along Rogers Avenue, said pin being the joint corner of Lots Nos. 10 and 11, and running thence along the northern side of Rogers Avenue, N. 79-28 E. one hundred (100) feet to an iron pin, corner of Lot No. 13; thence with the line of said lot N. 10-17 W. one hundred and fifty (150) feet to an iron pin, rear corner of Lot No. 12 and No. 13; thence S. 79-28 W. one hundred (100) feet to an iron pin, corner of Lot No. 10; thence with the line of said lot S. 10-17 E. one hundred and fifty (150) feet to the beginning corner.

As a part of the consideration for this conveyance the Grantee hereby assumes and agrees to pay the balance due upon that certain mortgage made and executed by J. F. Lynch to Shenandoah Life Insurance Company, dated March 22, 1944, in the principal sum of Thirty-three Hundred (\$3300.00) Dollars, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book No. 325, at page 237, covering the above described property, the balance due upon said mortgage as of this date being \$3,097.75.

The above described property is sold with the following restrictions, which constitutes a part of the consideration hereof, and are to be effective for a period of twenty (20) years from June 25th, 1937, to-wit:

1. Said property shall be used only for residential purposes.
2. No house is to be built nearer said Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said lot at a cost of less than fifteen hundred (\$1500.00) dollars.