

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Emma C. Poag,

.....in the State aforesaid,
.....in consideration of the sum of
Ten dollars and other valuable consideration ~~XXXXXX~~

to mein hand paid
at and before the sealing of these presents by
C. W. Armstrong

(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
C. W. Armstrong, his heirs and assigns forever:

"All that piece, parcel or lot of land, situate, lying and being on the Laurens Road (U. S. Highway No. 76), being a part of the property of Emma C. Poag and being known and designated as Lot No. 12 of a subdivision of said property, on a plat not yet recorded, and having the following metes and bounds, to-wit: Beginning at the corner of James Street and Laurens Road and running thence N. 55-45 W. 70 feet to an iron pin; thence N. 34-15 E. 200 feet to an iron pin, joint corner of Lot No. 21; thence S. 55-45 E. 70 feet to an iron pin on James Street; thence running with James Street, S. 34-15 W. 200 feet to the point of beginning, subject to the following restrictions and conditions: P.B. K/68

X (1) The lot of land hereby conveyed shall be used exclusively for single family residents for white persons only (except as to servants of occupants), and shall never be sold, rented or otherwise disposed of, to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

(2) No residences, other than outbuildings appurtenant to building, costing less than \$3000.00 shall be erected thereon prior to January 1, 1986.

(3) No surface closet or cesspool shall ever be used on said lot, but only septic tanks or other similar sewers.

(4) The lot shall not be recut and only one dwelling erected thereon.

(5) No house shall be erected on this lot less than 40 feet from the Highway line.

The foregoing conditions are not conditions subsequent but are to be deemed covenants running with the land and binding on all owners and occupants thereof. X

ALSO

"All that piece, parcel or lot of land, being a part of the Emma C. Poag property on the Laurens Road, known and designated on a plat, not yet recorded, as Lot No. 21 of said subdivision, said lot having the following metes and bounds, to-wit: Beginning at an iron pin, joint corner of Davis and James Streets and running thence with James Street, S. 34-15 W. 175 feet to an iron pin, joint corner of Lot No. 12; thence N. 55-45 W. 70 feet to an iron pin; thence N. 34-15 E. 175 feet to an iron pin on Davis Street; thence S. 55-45 E. 70 feet to the point of beginning."

The restrictions and conditions heretofore applied to Lot No. 12 in this deed shall likewise apply to the above described Lot No. 21, except that restriction No. 2 is modified to the extent that no dwelling costing less than \$2000.00 shall be erected on this lot; restriction No. 4 is completely eliminated and restriction No. 5 is modified to the extent that no house shall be erected on this lot less than 25 feet from the line of Davis Street.

For Release of Restrictions of Lots 11 & 12 Laurens Rd See Deed Book 323 Page 468.