

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 8523

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, J. Ed. Hart

in the State aforesaid,  
in consideration of the sum of  
Twenty-Seven Hundred, Fifty & no/100 (\$2,750.00) DOLLARS

to me in hand paid  
at and before the sealing of these presents by  
Ruth B. Hammett

(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  
Ruth B. Hammett

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, State of South Carolina, on the North side of Harcourt and being known and designated as Lot No. 7 of the property of J. Ed. Hart, as shown on plat recorded in the R. M. C. office for Greenville County in Plat Book "F", at page 284, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the Northern line of Harcourt, joint corner of Lots Nos. 7 and 8, and running thence with the joint line of said lots N. 17-07 E. 171.4 feet to an iron pin; thence S. 84-3/4 E. 70 feet to an iron pin, joint corner of Lots Nos. 6 and 7; thence with the joint line of said lots S. 10-23 W. 185.8 feet to an iron pin in the Northern line of Harcourt; thence with the Northern line of said Harcourt N. 80-51 W. 50 feet; thence still with the Northern line of said Harcourt N. 64-23 W. 40 feet to the point of beginning.

The above described land is a portion of that conveyed to me by W. C. Cleveland on the 15th day of January 1924 by deed recorded in office of Register of Mesne Conveyance for Greenville County, S. C., in Book No. 91, page 150.

Together with all and singular the Rights, Members, Hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To Have and to hold all and singular the Premises before mentioned unto the said Ruth B. Hammett, her Heirs and assigns forever, subject, however, to the following building restrictions which are expressly for the benefit of owners of lots fronting on Harcourt as shown on the Plat hereinabove referred to, but excepting the rear portion of Lot No. 5.

(1) The property shall never be sold, rented or otherwise disposed of to persons having any percentage of negro blood.

(2) No building shall be erected on said lot nearer to Harcourt than thirty (30) feet, and only one dwelling shall be erected on said lot, except one tenant house may be placed on the rear of said lot.

(3) The property shall be used exclusively for white residential purposes, and no filling station, store or apartment house shall ever be placed on said premises.