

TITLE TO REAL ESTATE—G.T. 201

43308 PATENT—LARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Thomas L. Lewis and James F. Davenport, as Trustees

_____ in the State aforesaid,
_____ in consideration of the sum of
Six Hundred and no/100 (\$600.00) DOLLARS

to US _____ in hand paid
at and before the sealing of these presents by
Ralph P. Berry

(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

Ralph P. Berry, his Heirs and assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 48, on revised plat of Park Hill, made by Dalton & Neves, Engineers, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at pages 208 and 209, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Melville Avenue, joint corner of Lots No. 46 and 48, said pin also being 237.3 feet in a Southerly direction from the Southeast corner of the intersection of Melville Avenue and Brookwood Drive, and running thence with the line of Lot No. 46, S. 59-03 E. 179.2 feet to an iron pin; thence S. 32-20 W. 70 feet to an iron pin; thence N. 58-56 W. 183.5 feet to an iron pin on the Southeast side of Melville Avenue; thence with Melville Avenue, N. 35-57 E. 70 feet to the beginning corner.

This property was conveyed to the grantors herein, as Trustees, under deed made by Mary B. Lewis and others, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 222, at page 377, and same is executed pursuant to the power and authority therein conferred on us, as Trustees, by said deed.

This property is conveyed subject to the following building restrictions:

- (1) Said property shall be used for residential purposes only.
- (2) No dwelling shall be erected on said lot costing less than \$4,000.00.
- (3) The said property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (4) No dwelling shall be erected on said lot nearer than 25 feet to Melville Avenue.
- (5) Said property shall not be used so as to constitute a nuisance or for any purpose that would result in injury to other property shown on said plat.

State of South Carolina, County of Greenville.

For value received, the undersigned, the owners and holders of that mortgage given by J. O. and Mary B. Lewis for Ten Thousand Five Hundred Seventy-six and 60/100 (\$10,576.60) Dollars, on November 4, 1931, recorded in the R. M. C. Office for Greenville County, S.C., in Mortgages Volume 140, at page 117, do hereby release and forever discharge from the lien of said mortgage the within described lot.

In the presence of: Dorothy Leach
A. C. Hammett

THE FIRST NATIONAL BANK OF GREENVILLE (L.S.)
BY: W. R. CELY, VICE PRESIDENT AND TRUST OFFICER
THE PIEDMONT SAVINGS & TRUST COMPANY (L.S.)
BY: H. J. WINN, TREAS.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Dorothy Leach and made oath that he saw W. R. Cely, as Vice President and Trust Officer of The First National Bank of Greenville, and H. J. Winn, as Treasurer of The Piedmont Savings & Trust Company, sign, seal and as the act and deed of said corporations deliver the within written deed, and that she with A. C. Hammett witnessed the execution thereof. Sworn to and subscribed before me this 10th day of September, 1940.

A. C. Hammett (L.S.)
Notary Public for South Carolina.

Dorothy Leach.

Release recorded September 16th, 1940 at 9:47 A. M. #13044 BY: E.G.