

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Purse L. Trammell,

in the State aforesaid.

in consideration of the sum of One and no/100 (\$1.00) DOLLARS,

to me paid by William Nesbitt McCraw

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 William Nesbitt McCraw

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

on the East side of Third Avenue in Section No. 3 of Judson Mills Village, being known and designated as Lot No. 23, as shown on a plat of Section No. 3 of Judson Mills Village, made by Dalton & Neves, Engineers, in March, 1940, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book K, at page 42, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the East side of Third Avenue, joint corner of Lots No. 23 and 24, which iron pin is 244 feet South of the Southeast corner of the intersection of Third Avenue and Fifth Street, and running thence with the line of Lot 24 S. 83-49 E. 120 feet to an iron pin, joint rear corner of Lots No. 3 and 4; thence with the rear line of Lot No. 4 S. 6-11 W. 80 feet to an iron pin, joint rear corner of Lots No. 22 and 23; thence with the line of Lot No. 22 N. 83-49 W. 120 feet to an iron pin on the East side of Third Avenue; thence with the East side of Third Avenue N. 6-11 E. 80 feet to the beginning corner.

Rights of way and easements over and through the tract of land of which the above lot is a part have been granted to Greater Greenville Sewer District Commission and Parker Water and Sewer Sub-District to be used for the purpose of laying and maintaining water and sewer pipe lines through said land and rights of way and easements have been granted to Southern Power Company, the predecessor of Duke Power Company, to be used for the purpose of placing and maintaining lines for the transmission of electricity over and across said land, and this conveyance is made subject to said easements in so far as they may affect the lot herein conveyed.

It is understood and agreed that the conveyance of the above described lot is made subject to the following restrictions:

(1) That the lot above described shall not be sold, leased or released to any negro or person of negro blood.

(2) That no mercantile establishment shall be erected, operated, or maintained on the lot above described.

It is also understood that the above described property is subject to a mortgage in the original amount of \$1,050, executed to Judson Mills, which mortgage the grantee assumes.