

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley

in the State aforesaid,
in consideration of the sum of
Ten (\$10.00) Dollars and other valuable consideration,

to me in hand paid
at and before the sealing of these presents by
J. Harold Avery

(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

J. Harold Avery:

All that certain piece, parcel or lot of land, situate, lying and being on the south-east side of Perry Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6 on plat of property of L. A. Moseley, made by Dalton & Neves, June, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Perry Road, joint corner of Lots No. 5 and 6, and running thence with line of Lot No. 5 S. 46-45 E. 145 feet to an iron pin; thence with the rear line of Lot No. 16 S. 43-15 W. 60 feet to an iron pin; thence with the line of Lot No. 7, N. 46-45 W. 145 feet to an iron pin on the southeast side of Perry Road; thence with the southeast side of Perry Road N. 43-15 E. 60 feet to the beginning corner.

This is a portion of the property conveyed to the grantor herein by deed of Mrs. Eugenia Juhan, dated June 21, 1940, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Volume 223, at page 177.

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This property is conveyed subject to the following building restrictions:

- (1) The said property shall be used for residential purposes only.
- (2) No building shall be erected on said property costing less than Two Thousand (\$2,000.00) Dollars.
- (3) No building shall be constructed on said lot nearer than thirty (30) feet to Perry Road.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, leased or otherwise disposed of to or used by persons of African descent.

State of South Carolina, County of Greenville.

For value received I, Eugenia Juhan, the owner of that mortgage given to me by L. A. Moseley for \$2500.00, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 291, at page 195, do hereby release and forever discharge the within described lot from the lien of said mortgage. Dated this 15th day of November, 1940.

In the presence of : J. B. Hall Eugenia Juhan (L. S.)

Patrick C. Fant

State of South Carolina, County of Greenville.

Personally appeared before me J. B. Hall, who being duly sworn, says that he saw Eugenio Juhan sign, seal and as her act and deed execute the foregoing release, and that he with Patrick C. Fant, witnessed the execution thereof.

Sworn to before me this 15th day of November, 1940. J. B. Hall

Patrick C. Fant (L. S.)

Notary Public for South Carolina.