

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers,

in the State aforesaid

in consideration of the sum of Ten (\$10.00) & No/100

DOLLARS,

and other valuable considerations

to me paid by Georgia T. Hodges

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 Georgia T. Hodges

those pieces, parcels or lots Greenville Township, Greenville County, State of South Carolina.
All that piece, parcel or lot of land in

known and designated as Lots Nos. 15 and 16 of Lanneau Drive Highlands according to plat by Dalton & Neves, August 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "D", Pages 288-289, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Western side of Ponce de Leon Drive, 209 feet South of the Southwestern intersection of Ponce de Leon Drive and East Lanneau Drive, and running thence with Ponce de Leon Drive S. 26-13 E. 100 feet to an iron pin, joint Eastern corner of Lots Nos. 14 and 15; thence along the dividing line of said lots S. 63-47 W. 160 feet to an iron pin, joint Western corner of Lots Nos. 14 and 15; thence along the rear line of Lots Nos. 15 and 16 N. 26-13 W. 100 feet to an iron pin; joint Western corner of Lots Nos. 16 and 17; thence along the dividing line of said Lots N. 63-47 E. 160 feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned:

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3,000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro Blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.