

TITLE TO REAL ESTATE—(G.S. 261)

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, W. Raymond Williams, Jr., as Trustee

In the State aforesaid,

In consideration of the sum of

One Hundred Forty-two and 50/100 (\$12,50)

, Dollars

to me

In hand paid

at and before the sealing of these presents by

Fred Bowers

(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

Fred Bowers

"All that certain piece, parcel and lot of land lying and being situate in the County and State aforesaid, in or near the village of Travelers Rest in a sub-division known as "Love Estates" and being known and designated as Lot No. 59 of that said sub-division. A plat of the sub-division is recorded in the office of the R. M. C. for Greenville County in Plat Book I at pages 111 and 112 and a revised plat thereof is recorded in Plat Book K at page 31. Reference is made to the record of both plats for a more definite description of the lot. The said lot is described by courses and distances as follows, to-wit: Beginning at joint corner of Lots 59 and 60 on said plat on the south side of Love Drive and running thence along said Love Drive S. 60-30 W. 100 feet to lot No. 58; thence S. 25-41 E. 200 feet to lot No. 31; thence along line of Lot No. 34 N. 63-30 E. 101.5 feet to lot No. 60; thence N. 25-30 W. along the line of lot No. 60 205.6 feet to the beginning corner on Love Drive."

This conveyance is made subject to the following reservations and restrictions to-wit:

1. No portion of the aforementioned lot shall be rented or sold to any person of African descent for a period of twenty (20) years from this date, except that a servant's house may be erected thereon for the use of servants employed on the premises.

2. No house, unless it be a servant's house, shall be erected on said premises of a value of less than \$1000.00. And any such house so erected shall within three (3) months of its completion be painted, if it be constructed of wood.

It is understood and agreed that the aforementioned reservations and restrictions are to run with the land and are for the protection of the grantors and any grantee of lands in the said sub-division or the other sub-division of the "Love Estates" Plat which is recorded in the office of the R. M. C. for Greenville County in Plat Book I at page 111. And the owner of any property in the said sub-division shall have the right to enforce the said reservations and conditions by appropriate action.

It is understood and agreed that the consideration herein named includes a water tap without any additional and further charge in so far as the grantor may be concerned.