

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, Ida Heatherly,

In the State aforesaid

in consideration of the sum of Twenty-Four Hundred and Fifty (\$2,450.00)

DOLLARS,

to me paid by M. P. Simpson

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 M. P. Simpson

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

on the west side of the White Horse Road and known as Lot No. 18 on plat of Tract No. 2 of property of John B. Marshall as shown on plat recorded in Plat Book "J" at pages 132-133, and having the following metes and bounds, to-wit:

Beginning at an iron pin corner of lot No. 18 in a forty foot street, which street is south of the intersection of the White Horse Road and Easley Bridge Road, and running thence with said forty-foot street, S. 88 W. 210 feet to an iron pin; thence S. 10-05 E. 135 feet to an iron pin corner of Lot No. 19; thence with the line of lot No. 19, N. 79-45 E. 204 feet to an iron pin on the White Horse Road; thence with said White Horse Road, N. 9-15 W. 90 feet to the beginning corner.

This conveyance is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and this said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. That no building shall be erected on said lot costing less than the sum of One Thousand (\$1,000.00) Dollars.
3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 10 feet from the rear of said lot.
4. That the Grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation of any lot owner.
5. That no surface closet or cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.