

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Thos. L. Lewis and James F. Davonport, as Trustees for Mary B. Lewis, et al.

In the State aforesaid,
In consideration of the sum of
Six Hundred and no/100 (\$600.00) Dollars

to us In hand paid
at and before the sealing of these presents by
L. F. Kirk

(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

L. F. Kirk, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the southeast side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 46 on plat of Park Hill property made by Dalton & Neves, Engineers, revised May, 1940, and recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book J, pages 208 and 209, and having, according to said plat, the following notes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Melville Avenue 177.3 feet in a south-westerly direction from the southeast corner of the intersection of Melville Avenue and Brookwood Drive, and running thence with the southeast side of Melville Avenue S. 35-57 W. 60 feet to an iron pin, joint front corner of Lots No. 46 and 48; thence with the line of Lot No. 48 S. 59-03 E. 179.2 feet to an iron pin in rear line of Lot No. 100; thence with the rear line of Lots No. 47 and 100 N. 32-20 E. 94.6 feet to an iron pin; thence along the rear line of Lots 43 and 44 N. 70-08 W. 179.3 feet to an iron pin on the southeast side of Melville Avenue, the beginning corner.

This is one of the lots conveyed to the grantors as Trustees under deed made by Mary B. Lewis, et al. April, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volumes 222, page 377. See also deed from Mary B. Lewis, et al recorded in Deed Book 191, page 70, instrument recorded in the R. M. C. Office for Greenville County in Deed Book 216, page 315, and this deed is made by the grantors as Trustees for Mary B. Lewis, et al, under and by virtue of the powers and authority vested in us under said instruments hereinabove referred to and this property is conveyed subject to the following building restrictions.

- (1) No residence shall be erected on said lot costing less than \$4,000.00.
- (2) No residence shall be erected on said lot with front building line less than 35 feet from the front line of said lot.
- (3) No building shall be erected on said lot other than a residence and such buildings as may necessarily pertain thereto.
- (4) This lot shall not be sold, rented or otherwise disposed of to persons of African descent but the owner may erect servants' quarters on said property.