

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

Thirteen Hundred Fifty (\$1350.00) Dollars and the assumption of the mortgage referred to belowto me in hand paidat and before the sealing of these presents by Miriam M. Horne

(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

Miriam M. Horne, her heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Charles Street (formerly known as Mountain View Court), near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 26 on plat of L. A. Moseley property made by Dalton & Neves, Engineers, 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 Charles Street, joint front corner of Lots 25 and 26, and running thence with the line of Lot 25 S. 46-45 E. 216.2 feet to an iron pin; thence S. 32-25 W. 61.2 feet to an iron pin; thence with the line of Lot No. 27 N. 46-45 W. 227.7 feet to an iron pin on the Southeast side of Charles Street; thence with the Southeast side of Charles Street 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 Deeds Volume 223, at page 177.

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 twenty (20) feet to Charles Street.
- (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, rented or otherwise disposed of to or used by persons of African descent.

The grantee assumes and agrees to pay the sum of \$1300.00 on that mortgage given by L. A. Moseley to Bank of Greenwood, Greenwood, S. C., dated January 29, 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume 298 at page 277.