

TITLE TO REAL ESTATE—G.T. 205

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Hall & Cox

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Two Hundred & no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto R. E. Cox, his heirs and assigns

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and in Butler Township, on the west side of Maco Street, and being a part of Lot No. 13, as shown on plat of the property of L. S. Hand as recorded in the R. M. C. Office of Greenville County in Plat Book J, pages 146 and 147, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of a proposed 30-foot street (to be known as Maco Street, it being a continuation of same) 525 feet south of the southwest corner of Ackley Street and Maco Street and running thence S. 54-03 W. 145 feet to an iron pin; thence S. 36-05 E. 75 feet to an iron pin; thence N. 54-03 E. 145 feet to an iron pin; thence along the line of said proposed street N. 36-05 W. 75 feet to the beginning corner; this lot being Lot No. 27A as shown on the above-mentioned plat.

Subject, however, to the following conditions and restrictions, which shall be deemed as covenants running with the land:

- (1) This property shall be used for residential purposes for white persons only, and shall not be sold, rented or otherwise disposed of to persons of African descent.:
- (2) The cost of the building to be constructed upon said lot shall be not less than \$2,000.00; (garages and servants quarters excepted).
- (3) No building shall be constructed closer than 30 feet from Ackley Street, or 20 feet from the said proposed street on the east of said lot.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinabove named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers J. B. Hall, President and Ralph Cox, Secy. on this the 28th day of May, in the year of our Lord one thousand nine hundred and forty-one, and in the one hundred and sixty X year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Hall & Cox
Anita Campbell By J. B. Hall, Pres.
Stanley Batson. And Ralph Cox, Secy.

S. C. Stamps Cancelled, \$ 1 and 00 Cents
U. S. Stamps Cancelled, \$ 0 and 55 Cents

STATE OF SOUTH CAROLINA, }
County of Greenville. }

Personally appeared before me Stanley Batson and made oath that he saw the within named Hall & Cox by its duly authorized officers, J. B. Hall, Pres. and Ralph Cox, Secy. sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that Anita Campbell witnessed the execution thereof.

Sworn to before me, this 28th day of May A. D. 19 41

Anita Campbell (Seal) Stanley Batson
Notary Public, S. C.

Recorded May 28th 19 41 at 10:35 o'clock A. M. BY: E.G.