

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I. J. A. Cureton, of Greenville County,

in the State aforesaid

In consideration of the sum of Five Hundred (\$500.00)

DOLLARS.

to ME paid by L. N. Foster,

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 L. N. Foster, and his heirs and assigns,

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

on the East side of Maple Avenue, near the City of Greenville, being shown as Lot No. 13, Block F, on plat of property of J. A. and P. F. Cureton made by W. M. Rast, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the East side of Maple Avenue, at corner of Lot No. 12, and running thence with the line of said lot, S. 86-33 E. 108.2 feet to an iron pin; thence S. 2-29 E. 75 feet to an iron pin, corner of Lot No. 14; thence with the line of said lot, N. 86-26 W. 107.6 feet to an iron pin on Maple Avenue; thence with the Eastern side of Maple Avenue in a Northerly direction 75 feet to the beginning corner.

The above described lot is sold subject to the following building restrictions:

- (1) The property herein conveyed or any part thereof shall never be sold, rented or otherwise disposed of to any person having any percentage of Negro Blood.
- (2) The said property shall not be used for any business purposes or for anything which would constitute a nuisance.
- (3) The property herein conveyed shall never at any time be recut or subdivided so as to face any other direction than is shown on plat of the same.
- (4) No building shall be erected on said property nearer than 25 feet to present street line.
- (5) No building (other than out building appurtenant to dwelling) costing less than \$4,000.00 shall be erected on said lot.

The grantor reserves the right to extend sewer facilities along the rear line of said lot not exceeding 5 feet in width.