

TITLE TO REAL ESTATE

WALKER, EVANS & GODSPELL CO., CHARLOTTE, N. C. 7522

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. Hudson Williams

in the State aforesaid
in consideration of the sum of ten & no/100--- DOLLARS,
and other valuable considerations

to me paid by Ruby Elizabeth Fleming

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargain-d, sold and released, and by these presents do grant, bargain, sell and release,
unto the said Ruby Elizabeth Fleming

those pieces, parcels or lots Greenville Township, Greenville County, State of South Carolina.
all that piece, parcel or lot of land in

known and designated as Lot No. 97 and the Eastern half of Lot No. 96 as shown by plat made by R. E. Dalton, Registered Engineer, recorded in the R. M. C. Office for Greenville County in Plat Book "I", page 32, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Northern side of McMakin Drive, joint Southern corner of Lots Nos. 97 and 98, and running thence along the dividing line of said lots N. 10-17 W. 150 feet to an iron pin, joint Northern corner of Lots Nos. 97 and 98; thence S. 79-28 W. 75 feet to an iron pin; thence S. 10-17 E. 150 feet to an iron pin; thence N. 79-28 E. 75 feet to the point of beginning.

Said property is sold subject to the following restrictions, which constitute a part of the consideration therefor and shall be effective for a period of twenty-five (25) years from the date hereof:

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said property at a cost of less than two thousand dollars (\$2,000.00)
3. No house is to be erected on said property nearer the side-walk running along McMakin Drive than twenty (20) feet.
4. The property is not to be sold to any person of African descent.