

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA.

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Furman Investment Company

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 Six Hundred and Twenty-five and no/100 (\$625.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Frederic Young and Myrtle Young,

their heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Mauldin Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 7 of Block "G" on revised plat of Furman Investment Company property made by C. M. Furman, Jr., Engineer, July, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at pages 159 and 160, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southwest side of Mauldin Street, joint front corner of Lots 6 and 7 of Block "G", and running thence with the line of Lot 6, S. 52-20 W. 158.10 feet to an iron pin; thence S. 41-00 E. 52.06 feet to an iron pin; thence with the line of Lot 8 N. 52-20 E. 155.67 feet to an iron pin on the Southwest side of Mauldin Street; thence with the Southwest side of Mauldin Street N. 37-40 W. 52 feet to the beginning corner.

There is a joint driveway located between the above described lot and Lot No. 6 of Block "G", adjoining on the Northwest side thereof, said driveway being 7 feet in width and $3\frac{1}{2}$ feet of the above described lot being subject to use for said joint driveway, and $3\frac{1}{2}$ feet along the Southeast side of Lot No. 6 of Block "G" being subject to use for said driveway, all of which is shown on the recorded plat above referred to.

This property is conveyed subject to the following building restrictions:-

- (1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
- (2) No building shall be erected on said lot nearer than fifteen (15') feet to Mauldin Street.
- (3) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.