

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,  
Greenville County }KNOW ALL MEN BY THESE PRESENTS, That I, Wm. H. Austin, of the County of Greenville,

in the State aforesaid,

in consideration of the sum of

Six Thousand (\$6000.00)

Dollars

to me in hand paid

at and before the sealing of these presents by

Aletta W. Jervey

(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

Aletta W. Jervey, her heirs and assigns forever:All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina.

about five miles northwest of the City of Greenville, on the South side of Paris Mountain, and having the following metes and bounds, to-wit:

Beginning at an iron pin on a road between Allen F. Johnson lands and the lands of Wm. H. Austin, and running thence S. 45-15 E. 300 feet to an iron pin; thence N. 50-30 E. 1145 feet to an iron pin; thence N. 60-50 E. 600 feet to a stone; thence N. 85 E. 503 feet to stone; thence N. 28 E. 964 feet to a stone, corner of St. John property; thence N. 86-48 W. 419 feet to stone; thence N. 87-17 W. 530 feet to an iron pin at corner of other property of Wm. H. Austin and St. John; thence S. 46-30 W. 1320, more or less, feet to a poplar, 3x; thence S. 59-0 W. 390 feet to an iron pin; thence S. 17-30 W. 235 feet to an iron pin; thence S. 7-30 W. 200 feet to an iron pin; thence S. 13-45 W. 200 feet to an iron pin; thence S. 35-45 W. 868 to an iron pin on opposite side of said road, from the beginning corner; thence across the said road, 15 feet to the beginning corner; containing Fifty Eight and three-tenths (58.3) acres, more or less, according to survey made by Messrs. Dalton & Neves, Engrs. April and August, 1941; and being a part of the tract of land conveyed to me by E. H. Hunt by deed dated April 25th, 1944, and recorded in Vol. 28, page 467, F. M. C. Office for Greenville County.

This Conveyance is made subject to the following restrictions;

(1) Subject to Agreement with Southern Bell Telephone & Telegraph Company for Right of Way for cable line through this property, (already erected).

(2) That neither this property herein conveyed, nor the remaining portion of the said Hunt tract of land, shall be sold or disposed of in any way to any person not of the Caucasian race.

(3) That no residence shall be constructed on said property herein conveyed, nor on any of the remaining portion of the said Hunt tract of land, at a cost of less than Five Thousand (\$5,000.00) Dollars.

(4) That the said property herein conveyed, and the remaining portion of the said Hunt tract of land, shall be used only for residential purposes, and not for commercial purposes, other than farming.

It is understood and agreed that the Grantee, her heirs and assigns, shall have the right of ingress and egress over the road on that portion of the Grantor's property running along the southeast line of the Allen F. Johnson property, and shall also have the right of ingress and egress over a new road to be opened by the Grantor, which road is to begin between the two points on the present road at the corner of the Allen F. Johnson land and the land herein conveyed, and to curve therefrom slightly northwest and northeast about two hundred or two hundred and fifty feet until it touches the line of the Grantee herein and extend thence along said line about twelve hundred feet.