

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, Raymond W. Williams, Jr. as Trustee

_____ in the State aforesaid,
_____ in consideration of the sum of
Two Hundred Thirty-one and 25/100 (\$231.25)--- Dollars

to me _____ in hand paid
at and before the sealing of these presents by B. B. Phillips and Willie Mae Phillips

(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
B. B. Phillips and Willie Mae Phillips

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

All that certain piece, parcel and tract of land lying and being situate in the County and State aforesaid just north of the village of Travelers Rest in a sub-division known as "Love Estates" and being the southern portion of lot No. 7 as shown on a plat of that sub-division. The plat is recorded in the office of the R. M. C. for Greenville County in Plat Book I at pages 111 and 112. The portion of the lot here conveyed is described by courses and distances as follows; to-wit: BEGINNING at a point on the eastern bank of the Buncombe Road which is the joint corner of lots No. 6 and 7 and running thence with line of lot No. 6 S. 47-34 E. 592 feet to a branch; thence along the said branch as a line 46.8 feet to corner in branch; thence N. 44-47 W. 600 feet to the Buncombe Road; thence along the Buncombe Road S. 39-26 W. 75 feet to the beginning corner.

This conveyance is made subject to the following reservations and restrictions, to-wit:

- (1)- The said property shall never be sold to any person of African descent.
- (2)- For a period of ten (10) years from the date of this conveyance said property shall not be used for any business purposes.
- (3)- No residence (except for private garages and out buildings) shall be constructed on said property of less value than Two Thousand (\$2,000.00) Dollars, exclusive of the lot value.
- (4)- It is further provided that no residence shall be erected on this lot within fifty (50) feet of the street line.
- (5)- Right is reserved by the seller to use not exceeding eight (8) feet of the frontage on the Buncombe Road for the purpose of building a sidewalk.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the subdivision from which the lot here conveyed is taken.