

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, Julia A. Eskew

in the State aforesaid,
in consideration of the sum of
Thirteen Thousand and no/100 (\$13,000) Dollars

to me in hand paid
at and before the sealing of these presents by
R. M. Thomason

(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
R. M. Thomason, his heirs and assigns,

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

on the south side of Ridgeland Avenue, known as Lot No. 11 and 10 feet off the west side of Lot No. 12 of Cleveland Terrace, property of W. C. Cleveland, and having, according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, page 210, the following metes and bounds, to-wit:- Beginning at an iron pin on the south side of Ridgeland Avenue at the joint corner of Lots 10 and 11, and running thence with the joint line of said lots S. 23-33 W. 199.7 feet to an iron pin on the north side of a 15-foot alley; thence with said alley S. 69-18 E. 75 feet to an iron pin; thence N. 24-56 E. 191.5 feet to an iron pin on the south side of Ridgeland Avenue; thence with the south side of Ridgeland Avenue N. 63-04 W. 10 feet to an iron pin, corner Lots 11 and 12; thence continuing with the south side of said Avenue N. 63-04 W. 70 feet to the beginning corner.

Also, all that certain piece, parcel or lot of land situate, lying and being on the south side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as a portion of Lot No. 12 of Cleveland Terrace, on plat made by Dalton & Neves, Engineers, in 1926, and recorded in the R. M. C. Office for Greenville County, in Plat Book G, at page 210, and having the following metes and bounds, to-wit:- Beginning at an iron pin on the south side of Ridgeland Avenue, at the northeast corner of property of the grantor herein, said point being 10 feet east from the joint front corner of Lots Nos. 11 and 12, and running thence with the line of property now owned by the grantor S. 24-56 W. 191.5 feet to an iron pin on the north side of 15 foot alley; thence with the north side of said alley, S. 69-18 E. 10 feet to an iron pin in the rear line of Lot No. 12; thence through Lot No. 12, N. 24-56 E. 190.5 feet, more or less, to an iron pin on Ridgeland Avenue; thence with said Ridgeland Avenue, N. 63-04 W. 10 feet to the beginning corner.

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

- (1) No building shall be erected on said property nearer to Ridgeland Avenue than 60 feet.
- (2) No dwelling shall be built on said property costing less than \$8000.00 (this shall not, however, apply to any servant house which shall be used in connection with the dwelling).
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) The property herein conveyed shall be used only for residential purposes.
- (5) This property shall not be recut nor subdivided so as to face in any direction other than Ridgeland Avenue.