

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. F. Putman

in the State aforesaid,

in consideration of the sum of

Five Hundred Forty and no/100 (\$540.00)

Dollars

to me in hand paid at and before the sealing of these presents by W. H. McCrary

(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

W. H. McCrary,

All that certain piece, parcel or lot of land situate in Greenville Township, County and State aforesaid on the West side of Cedar Lane Road, containing 1.89 acres, more or less, being known and designated as lot #1 of the sub-division of the Farr Estates, C. F. Putman Owner, as shown by plat of same made by Dalton & Neves, Engineers July, 1941, recorded in the R. M. C. Office for Greenville County in plat book M at page 19, and according to said plat, more particularly described as follows:

BEGINNING at an iron pin on the west side of Cedar Lane Road at corner of other property of C. F. Putman and running thence S. 25-0 W. 530 feet to iron pin; thence S. 52 E. 151.8 feet to iron pin on 30 foot road; thence along said road N. 25-15 E. to iron pin on the west side of Cedar Lane Road; thence along said Cedar Lane Road N. 66-15 W. 150 feet to the point of beginning.

The property herein conveyed is subject to such protective and restrictive covenants as may hereafter be required by the Federal Housing Administration to qualify the within property and other properties in this sub-division for insurance mortgage loans.

The within conveyance further is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.

2. That no building shall be erected on said lots costing less than the sum of \$2000.00 on Cedar Lane Road.

3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 15 feet from either side line or nearer than five feet from the rear line of said lot.

4. That grantor reserves to itself and its successors the right to authorize the placing, maintaining the repairing of any and all public utilities in the streets without compensation to any lot owner.

5. That no surface closet or cesspoll shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

Grantor shall pay taxes on the within described property for the year 1941.