

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, by deed recorded in Book of Deeds 224 at Page 117 the grantors conveyed the property hereinafter described to J. P. Surett but there is some question as to the correctness of the description; and

WHEREAS, said deed contains the following "This lot is subject to the usual low cost Housing Covenants, but it was intended by all parties to subject it to the restrictions contained in this deed and no other,

KNOW ALL MEN BY THESE PRESENTS, That we, Elizabeth J. McClenaghan and James H. Johnson, of Greenville County,

in the State aforesaid in consideration of the sum of \$1.00 and premises

to us paid by J. P. Surett,

in the State aforesaid, 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 J. P. Surett, and his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the North side of Franklin Road, near the City of Greenville, and having according to map of Franklin Heights made by Dalton & Neves in November, 1940, recorded in Plat Book L at Page 9, the following metes and bounds:

Beginning at an iron pin on the Northwest corner of Franklin Road and Circle Drive, and running thence with the Northern side of Franklin Road N. 70 W. 175 feet to a stake, corner of Lot No. 36; thence with the line of said lot, N. 29-23 E. 678 feet to a stake in line of property of Caine and Razor; thence with the line of said property S. 65-52 E. 220 feet to a stake; corner of Lot No. 35; thence with the line of said lot, S. 20-00 W. 34.4 feet to an iron pin on the North side of Circle Drive; thence with the Northern and Western line of Circle Drive in a Southerly direction following the curve thereof 375 feet, more or less, to a stake; thence continuing with the Western line of Circle Drive 34.4 feet to the beginning corner, subject to the following restrictions:

- (1) This property shall be used for residence for white people only.
- (2) No dwelling shall be erected on this property costing less than \$1800.00.
- (3) No building, fence, or other obstruction shall be erected within the triangle formed by the extension of the straight lines of the Northern and Western sides of Circle Drive, and the curve of said Circle Drive, as shown on said plat.