

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, Emma C. Poag,

in the State aforesaid,
in consideration of the sum of
Three Hundred Fifty and no/100 (\$350.00) Dollars

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

(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
C. W. Armstrong, his heirs and assigns forever:

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

situate, lying and being on the Northeast side of the Laurens Road, being a lot contained in a sub-division which is shown on a plat designated as property of Emma C. Poag made by Dalton & Neves, Engineers, June, 1939, and of record in the R. M. C. Office for Greenville County in Plat Book K, page 68, designated as Lot No. 22 on said plat and having the following metes and bounds, to-wit:

Beginning at a point on Davis Street joint corner of Lots Nos. 21 and 22 and running thence N. 55-45 W. 70 feet to a point joint corner of Lots Nos. 22 and 23; thence S. 34-15 W. 175 feet; thence S. 55-45 E. 70 feet; thence N. 34-15 E. 175 feet to the beginning corner.

Restrictions and Conditions

1. The lot of land hereby conveyed shall be used exclusively for single family residents for white persons only (except as to servants of occupants), and shall never be sold, rented or otherwise disposed of, to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

2. No residences, other than outbuildings appurtenant to building, costing less than \$2000.00 shall be erected thereon prior to January 1, 1986.

3. No surface closet or cesspool shall ever be used on said lot, but only septic tanks or other similar sewers.

The foregoing conditions are not conditions subsequent but are to be deemed covenants running with the land and binding on all owners and occupants thereof.