

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County }

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

in the State aforesaid
in consideration of the sum of Three Hundred Fifty ---- (\$350.00)

DOLLARS,

to me paid by James B. Bramlett, Jr.

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 James B. Bramlett, Jr.,

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

All that certain piece, parcel and lot of land lying and being situate just north of the village of Travelers Rest, in the County and State aforesaid, in a subdivision of "Love Estates" as shown by a plat recorded in the office of the R. M. C. for Greenville County in Plat Book "I" at pages 111 and 112 and being more specifically described as lot No. 15 on that said plat with courses and distances as follows, to-wit: Beginning at a point on the south side of the Buncombe Road 246.4 feet southwestward from the western bank of a newly cut road which runs north to intersect the Buncombe Road and running thence along the joint line of lots 15 and 16 S. 36-21 E. 477 feet to corner on west bank of new road; thence along said road S. 8-40 E. 18 feet to corner in branch; thence up said branch as a line 93 feet to corner on lot No. 14; thence along the joint line of lot 14 and 15 N. 36-21 W. 500 feet to the Buncombe Road; thence along the Buncombe Road N. 53-39 E. 100 feet to the beginning corner.

It is understood and agreed that the grantor is to pay all taxes levied against the property up to and including the year 1942.

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 years from the date of this conveyance said property shall not be used for any business purposes.
- (3) No residences (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.

It is understood and agreed that the aforementioned restrictions and reservations are to run with the land and are for the protection of the grantors and any grantee of lands in the said subdivision or the other subdivision of the "Love Estates" Plat which is recorded in the Office of the R. M. C. for Greenville County in Plat Book "I" at page 111. And the owner of any property in the said subdivision shall have the right to enforce the said reservations and conditions by appropriate action.