TITLE TO REAL ESTATE—G.T. 201 WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381—2-6-42

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

Two Hundred Thirty-one and 25/100 ($231.25), Dollars

to me in hand paid

at and before the sealing of these presents by

Leonard T. Brown

(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

Leonard T. Brown

All that certain piece, parcel and lot of land lying and being situate on the Buncombe Road near the village of Travelers Rest in a subdivision known as "Love Estates" and being a portion of lots Nos. 7 and 8 in that said subdivision. A plat of the sub-division is recorded in the office of the R. M. C. for Greenville County in Plat Book "I" at page 111. Reference is made to that record for a more definite and positive description. A portion of lot #7 was conveyed off to B. B. Phillips and Willie Mae Phillips by a deed dated August 20, 1941, and recorded in the office of the R. M. C. for Greenville County in Book 237, at page 139. It is the remaining portion of that lot which is intented to be convered by this conveyance. A portion of lot #8 was conweyed to Earle Sargent by W. Raymond Williams Jr. as Trustee by a deed dated August 19, 1940 and recorded in the office of the R. M. C. for Greenville County in Book 224 at page 381. It is the remaining portion of that lot which it is intended to be conveyed by this deed. The identical property conveyed is described by courses and distances and metes and bounds as follows, to-wit:

Beginning at a point on the Buncombe Road 25 feet southwest from the joint corners of Lots #7 and 8 and running thence along the line of the Phillips property approximately 600 feet to a branch at a point 16.7 feet southwest from the back joint corners of lots #7 and 8; thence down the branch 16.7 feet to said corners of lots #7 and 8; thence continuing down branch 30.2 feet to the back corner of the Sargent property; thence along the line of the Sargent property approximately 602 feet to a point on the Buncombe Road at a point half the distance from the northeastern and northwestern corners of lot #8; thence along the Buncombe Road S. 45-46 W. 50 feet to corner; thence continuing along said road S. 39-26 W. 25 feet to the beginning corner. The said lot as described has a frontage of 75 feet on the Buncombe Road with a rear line on the branch of 46.9 feet and is composed of the northeastern quarter of lot #7 and the southwestern half of lot #8, and is intended to cover all of the property lying between a conveyance made by W. Raymond Williams, Jr. as trustee to Earle Sargent and the property conveyed to B. B. and Willie Mae Phillips.

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.

(4) It is further provided that no residence shall be erected on this lot within 50 feet of the street line.

(5) Right is reserved by the seller to use not exceeding eight (8) feet of the frontage on the Buncombe Road for the purpose of building a sidewalk.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the subdivision from which the lot here conveyed is taken.