

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Cherry Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of sixteen hundred fifty dollars (of which \$800.00 is the assumption of mortgage ~~BOOK~~ indebtedness)

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Central Realty Corporation

All that certain tract of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lots Nos. 4, 10, 11, 12 and a portion of Lot No. 13 as shown on plat of property of L. S. Hand made by J. Coke Smith in August, 1939, and recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 146 and 147, and having the following metes and bounds:

BEGINNING at an iron pin on the south side of Ackley Street at corner of Lot No. 3, said pin being 251 feet from the southwestern intersection of Ackley Street and Celand Street, and running thence along line of said Lot No. 3 S. 36-05 E. 203 feet to an iron pin; thence S. 54-03 W. 80 feet to an iron pin on the eastern side of a proposed 30 foot street; thence along said eastern side of said proposed 30-foot street S. 36-05 E. 80 feet; thence N. 54-03 E. 125 feet to an iron pin at rear joint corner of Lots Nos. 5 and 6; thence along the rear line of Lots Nos. 6, 7, 8 and 9 S. 36-05 E. 320 feet to an iron pin at rear joint corner of Lots Nos. 9 and 10; thence along line of Lot No. 9 N. 54-30 E. 200 feet to an iron pin on west side of Celand Street; thence along said west side of Celand Street S. 36-05 E. 308 feet to an iron pin; thence S. 54-30 W. 520 feet to an iron pin; thence N. 36-05 W. 210 feet to an iron pin at corner of property conveyed by William G. Serrine to Richard S. Eassy; thence along line of property of said Richard S. Eassy N. 54-30 E. 148 feet to an iron pin on the west side of a proposed 30-foot street; thence along said west side of said proposed 30-foot street, said line being along line of property of said Richard S. Eassy N. 36-05 W. 750 feet, more or less, to an iron pin on the south side of Ackley Street; thence along said south side of said Ackley Street N. 65-15 E. 112 feet to the beginning corner.

It is understood and agreed that this conveyance is subject to the following building restrictions, which are for the benefit of the grantor, the grantee, and the owners of all other lots in said subdivision and are to be construed as covenants running with the lots, to-wit:

- (1) Said lots shall not be sold, rented, or otherwise disposed of to persons of African descent.
- (2) No building shall be erected on the lots fronting on Ackley Street and Celand Street costing less than \$2,000, and no building shall be erected on the lots fronting on said 30-foot street, costing less than \$1,500, this not to apply to garages, and outbuildings appurtenant to a dwelling.
- (3) No building shall be erected on the lots fronting on Ackley Street and Celand Street nearer than 30 feet from said street, and no building shall be erected on the lots fronting on said proposed 30-foot street nearer than 20 feet from said street.

The above described tract of land is the same conveyed to Cherry Investment Company by William G. Serrine by deed dated November 29, 1941, and recorded in Book 239, page 359.

It is understood and agreed that the grantee will pay taxes for the year 1942.

The grantee assumes and agrees to pay mortgage for \$800 executed by Cherry Investment Company to Virginia Simkins, Committee, with interest from the date thereof.