TITLE TO REAL ESTATE
THE STATE OF SOUTH CAROLINA,
County of Greenville.
KNOW ALL MEN BY THESE PRESENTS, That
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in the State aforesaid,
in consideration of the sum of
Twelve Hundred and no/100 (\$1200.00)
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toin hand paid
at and before the sealing of these presents by
(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
T. W. Pawiings his Hoins and Assisna.
J. W. Rawlings, his Heirs and Assigns:-
All that certain piece, parcel or lot of land situate, lying and being on the East side of Jones Avenue in the City of Greenville, County of Greenville, State of South Carolina,
known and designated as Lot 16 on Plat of property of Parrish, Gower & Martin made by Dalton &
Neves, Engineers, March 1928 and recorded in the R. M. C. Office for Greenville County in Plat
Book G at page 197, and having according to said plat the following metes and bounds, to-wit:
Beginning at an iron pin on the East side of Jones Avenue at joint front corner
of Lots 15 and 16, and running thence with line of Lot 15, S. 88-58 E. 176.6 feet to an iron pin
on the West side of a five foot pathway; thence S. 1-38 W. 60 feet to an iron pin at joint rear corner of Lots 16 and 17; thence with line of lot 17, N. 88-58 W. 175.8 feet to an iron pin on
the East side of Jones Avenue; thence with the East side: of Jones Avenue N. 0-48 E. 60 feet to
the beginning corner.
The lot above described was conveyed to the grantor by deeds of W. B. McDaniel
and C. B. Martin dated December 24, 1927, recorded in the R. M. C. Office for Greenville County
in Deed Book 114 at page 31, and dated June 9, 1943, recorded in Deed Book 250 at page 146, RMC
Office for Greenville County. It is understood that the greates benein is to now the 10kE Gity. State and Great
It is understood that the grantee herein is to pay the 1945 City, State and Count taxes on the above property.
This property is conveyed subject to the following building restrictions:
1. Said property shall be used exclusively for residential purposes.
2. No building of any kind shall be erected nearer to Jones Avenue than 35 feet.
3. The property herein conveyed shall never be sold, rented or otherwise disposed
of to persons having any percentage of negro blood.
4. No dwelling shall be erected on said property costing less than \$4500.00, this shall not apply to outbuildings appurtenant to a dwelling.
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