

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,)
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Sophie McA. Stokes, Esther McA. Fleury, Lydia McA. Jones Christman, Emily McA. Ritter Williams and Mary McA. Apperson,

in consideration of the sum of Six Hundred Eighty in the State aforesaid
DOLLARS,

to us paid by John W. Chiles

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 John W. Chiles

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

being known and designated as lot No. 12 of Section A of Sub-division of the Charles McAlister property known as Victory Heights, and having the following metes and bounds:

BEGINNING at a point on the Greenville-Laurens Road, joint corner of lots Nos. 11 and 12 of said plat, and running thence along line of lot No. 11 S. 34-29 W. 115.4 feet to the joint corner of lots Nos. 11, 12 and 13; thence with line of lot No. 13, N. 58-30 W. 89.7 feet to Greenacre Road; thence with Greenacre Road N. 31-30 E. 93.7 ft.; thence along a circle, a rounding corner, 40.5 feet to a point on said Greenville-Laurens Road; thence with said Greenville-Laurens Road S. 55-31 E. 63.7 feet to the point of beginning, according to Plat of said property recorded in Plat Book K, Pages 126-127.

As a part consideration herein the grantee agrees to the following restrictions as to the use of the within premises by the grantee, his heirs and assigns:

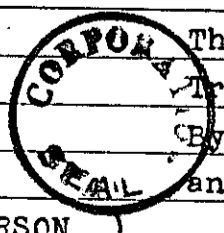
1. The premises herein shall be used for residential purposes only.
2. No building shall be located nearer than 40 feet of the front, or Laurens Road, side of said lot, or nearer than 10 feet of another side street. No outbuilding shall be located nearer than 75 ft. of the front of the lot, or nearer than 5 feet of a side street.
3. The within premises will not be used in any way which will constitute an annoyance or a nuisance to the neighborhood.
4. No residence shall be constructed on the within premises costing less than \$2500.00.
5. An easement is reserved over the rear 5 feet of the within premises for utility installations and maintenance.
6. The within premises or any part thereof shall not be sold, rented, or otherwise disposed of to or occupied and used by any person of African descent; Provided this covenant shall not prevent occupancy by domestic servants domiciled with an owner or tenant.
7. The sewerage disposal shall be by septic tank meeting the approval of the State Board of Health or the Municipal sewerage system.

Said restrictions are for the benefit of the grantors, the grantee and other purchasers of lots in said sub-division, either of whom may bring an action in equity to enforce the same.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

For value received, The Carolina National Bank of Anderson, S.C., Tr. hereby releases the within premises, viz., lot No. 12, Section A, Victory Heights, from lien of mortgage given by Mary McA. Apperson to Wilmington Savings and Trust Company, dated May 1, 1939, recorded in Office of R. M. C. Greenville County, S.C., in Volume 280, Page 309, in the original amount of \$13,000.00. February 26, 1945.

In the presence of:
Vivian C. Stuart
Edna M. Ethridge



The Carolina National Bank of Anderson, S.C.
Trustee.
By: Donald E. Brown, President
and Bose Ethridge, Cashier.

STATE OF SOUTH CAROLINA) COUNTY OF ANDERSON)

PERSONALLY appeared Edna M. Ethridge and made oath that she saw the within named The Carolina National Bank of Anderson, S.C., by its duly authorized officers, Donald E. Brown, President, and Bose Ethridge, Cashier, sign, seal and as the act and deed of said Bank deliver the within written release of lien of mortgage, and that she with Vivian C. Stuart witnessed the execution thereof.

SWORN to before me this the 26 day of February, 1945. Edna M. Ethridge
Vivian C. Stuart (LS)
Notary Public for S.C.

Release Recorded March 14th, 1945 at 3:28 P.M. #2994

