

TITLE TO REAL ESTATE

ACIS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley

.....in the State aforesaid,
.....in consideration of the sum of
Ten and no/100 (\$10.00) Dollars and other valuable consideration. ~~XXXXXX~~

to mein hand paid
at and before the sealing of these presents by Brown R. Bowie and Grace F. Bowie

(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

Brown R. Bowie and Grace F. Bowie, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being at the corner of Charles Street and Newland Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 21 on plat of L. A. Moseley property made by Dalton & Neves, June, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Newland Avenue at joint front corner of Lots No. 20 and 21, and running thence with the line of Lot No. 20, S. 43-15 W. 146.2 feet to an iron pin in the line of Lot No. 19; thence with the line of Lot No. 19, S. 46-45 E. 72.5 feet to an iron pin on the Northwest side of Charles Street; thence along the Northwest side of Charles Street, N. 43-15 E. 145.2 feet to an iron pin; thence continuing along a curved line with Charles Street in a Northerly direction to a point on the Southwest side of Newland Avenue (the chord of which is N. 60-00 W. 13.2 feet); thence along the Southwest side of Newland Avenue N. 53-45 W. 62.8 feet to the beginning corner.

This is a portion of the property conveyed to the grantor by deed of Mrs. Eugenia Juhan dated June 21, 1940, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 223 at page 177.

The following building restrictions shall apply to the lots herein conveyed and to the lots shown on the plat above referred to:

- (1) The said property shall be used for residential purposes only.
- (2) No dwelling costing less than \$2,000.00 shall be built on any lot fronting on Perry Road and no building shall be constructed on any other lot in said subdivision costing less than \$1500.00.
- (3) No dwelling shall be constructed on any lot fronting on Perry Road nearer than 30 feet of Perry Road and no dwelling shall be built on any other lot in said subdivision nearer than 20 feet to the street upon which it fronts.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, leased, rented or otherwise disposed of to or used by persons of African descent.

The grantees agree to pay the 1945 State and County taxes.