

TITLE TO REAL ESTATE

KEYS 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  
Two Hundred Seventy-Five and no/100 (\$275.00) ..... Dollars

to me ..... in hand paid  
at and before the sealing of these presents by  
J. D. Babb and Olga Fore Babb

(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

J. D. Babb and Olga Fore Babb, their heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Northwest side of Charles Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as Lot No. 19 and the adjoining one-half of Lot No. 18 on plat of L. A. Moseley property made by Dalton & Neves, Engineers, June 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book J, page 239, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Charles Street, joint corner of Lots Nos. 19 and 21, and running thence along the rear line of Lots Nos. 20 and 21 N. 46-45 W. 145 feet to an iron pin; thence along the rear line of Lots Nos. 3 and 4 S. 43-15 W. 90 feet to an iron pin in the center of the rear line of Lot No. 18; thence through the center of Lot No. 18 S. 46-45 E. 145 feet to an iron pin on the Northwest side of Charles Street in the center of the front line of Lot No. 18; thence with the Northwest side of Charles Street N. 43-15 E. 90 feet to the beginning corner.

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.