

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Albert Taylor,

.....in the State aforesaid.....
in consideration of the sum of Two Hundred and No/100 (\$200.00)
..... DOLLARS,

to me paid by James Payne

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 James Payne

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

being known and designated as a part of Lot #3 of a sub-division and plat made by W. J. Riddle, Surveyor, September 16, 1940, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the South side of a road at the corner of property now or formerly owned by Lawrence Campbell and running thence along the line of said property S. 6-03 E. 247.7 feet to an iron pin; thence S. 75-50 W. 83.5 feet to a point; thence N. 5-40 W. 259.6 feet, more or less, to an iron pin on the South side of the County road above referred to; thence along said road N. 80-10 E. 83 feet, more or less, to the beginning corner. It is the intent and purpose of this deed to convey to grantee all of the property conveyed to grantor by Piedmont Corporation by deed dated April 25, 1945, recorded in the Office of the R. M. C. for Greenville County in Deed Book 274, Page 437, with the exception of a strip 30-feet in width between said lot and the Lot #2 heretofore conveyed by Piedmont Corporation to J. M. Key and Bonnie Hall Key.

This conveyance is made subject to the following restrictions:

- (1) No residence to be erected to cost less than \$2500.00.
- (2) No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or nuisance to the neighborhood.
- (3) No trailer, tent, shack, barn or other out-building, erected in this tract, shall at anytime be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- (4) The property herein conveyed is never to be sold, rented, or otherwise disposed of to any person of African descent.