

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. C. Cleveland

.....in the State aforesaid,  
.....in consideration of the sum of  
Ten (\$10.00) Dollars and other valuable consideration ..... Dollars

to me .....in hand paid  
at and before the sealing of these presents by  
Dorothy H. Beattie and Mary Beattie Mathewes

(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

Dorothy H. Beattie and Mary Beattie Mathewes, Their Heirs and Assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the South side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as the Eastern part of Lot 12, all of Lots 13 and 14 and a triangular strip off the West side of Lot 15 on plat of Cleveland Terrace made by Dalton & Neves, Engineers, February, 1926, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book G, at page 210, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Ridgeland Avenue in the front line of Lot 15 at Northwest corner of lot heretofore conveyed by the grantor to Helen B. Shirley said pin also being 70 feet West from the Southwest corner of the intersection of Ridgeland Avenue and a 15 foot alley, and running thence with said Shirley line S. 35-42 W. 155 feet to an iron pin on the North side of a 15 foot alley at joint rear corner of Lots 14 and 15; thence along the North side of said alley N. 69-18 W. 141.5 feet to an iron pin in the rear line of Lot 12, said pin being 11.5 feet West from joint rear corner of Lots 12 and 13 and also being at Southeast corner of property heretofore conveyed by grantor to R. M. Thomason; thence with said Thomason line N. 25-50 E. 186 feet to an iron pin on the South side of Ridgeland Avenue in the front line of Lot 12, said pin being 14 feet West from the joint front corner of Lots 12 and 13; thence with the South side of Ridgeland Avenue S. 63-04 E. 14 feet to an iron pin at joint front corner of Lots 12 and 13; thence continuing with Ridgeland Avenue S. 62-06 E. 70 feet to an iron pin at joint corner of Lots 13 and 14; thence still with Ridgeland Avenue S. 59-36 E. 75 feet to an iron pin at joint front corner of Lots 14 and 15; thence continuing with Ridgeland Avenue S. 52-22 E. 10 feet to an iron pin on Ridgeland Avenue, the Beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No building shall be built nearer to Ridgeland Avenue than 50 feet at any point.
- (2) No dwelling shall be built on said property costing less than \$8,000.00 (this shall not, however, apply to any servant house which shall be used in connection with the dwelling.)
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) The property herein conveyed shall be used only for residential purposes.