TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. F. Putman

in the State aforesaid,

in consideration of the sum of

Three Hundred Fifty and no/100, Dollars

to me in hand paid

at and before the sealing of these presents by

Eugene Carman

(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

Eugene Carman, his heirs and assigns:

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

and located about 3½ miles North of Greenville, South Carolina, and being known and designated as Lot Number 30 on plat of subdivision known as Buncombe Park, said plat being on record in the Office of R. M. C. for Greenville County, S. C. in Plat Book M, page 12. For a more complete description of this lot, see said plat. This being a part of the same land conveyed to me by Julia Peterkin and this conveyance is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African descent.

2. That no building shall be erected on said lots costing less than the sum of $2,000.00.

3. That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.

4. That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.

5. That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

7. All out building is to be erected on rear of lot.