

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. Raymond Williams, Jr. as trustee

in the State aforesaid,  
in consideration of the sum of  
Three Hundred Seventy-five (\$375.00) Dollars

to me in hand paid  
at and before the sealing of these presents by  
Fred F. Cook

(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  
Fred F. Cook

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

All that certain piece, parcel and tract of land lying and being situate in Greenville County and State of South Carolina on the out skirts of the Village of Travelers Rest, and being known and designated as Lot No. 12 in a survey and plat of "Love Estates", which said plat is recorded in the office of the R. M. C. for Greenville County in Plat Book "I" at pages 111 and 112, and by courses and distances it is described as follows:

Beginning at a point on the east side of the Buncombe Road at joint corners of Lot No. 11 and 12 on said plat and running thence along the joint line of lots 11 and 12 S. 36-21 E. 527 feet to a branch; thence along said branch as a line 102 feet to corner on lot No. 13; thence along the joint line of lots 12 and 13 N. 36-21 W. 516 feet to the Buncombe Road; thence along the Buncombe Road S. 53-39 W. 100 feet to the beginning corner.

This conveyance is made subject to the restrictions and reservations hereinafter specified, and it is intended that the said reservations and restrictions shall run with the land and be enforceable against any owner thereof or by the owner of any lot in the subdivision from which the lot here conveyed is taken.

- (1) The said property shall never be sold to any person of African descent.
- (2) For a period of ten years from the date of this conveyance said property shall not be used for any business purposes.
- (3) No residences (except for private garages and out buildings) shall be constructed on said property of less value than Two Thousand (\$2000) Dollars, exclusive of the lot value.
- (4) It is further provided that no residence shall be erected on this lot within 50 feet of the street line.
- (5) Right is reserved by the seller to use not exceeding eight (8) feet of the frontage on the Buncombe Road for the purpose of building a sidewalk.