

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Arthur A. Davis, of Greenville County,

in the State aforesaid,
in consideration of the sum of
Five Hundred and no/100 (\$500.00) Dollars

to me in hand paid
at and before the sealing of these presents by Myron Elrod

(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
Myron Elrod, his heirs and assigns forever,

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

known and designated as Lot Number Five (No. 5) and extension in rear thereof, as shown by Plat of John B. Marshall property made October, 1939, by Dalton and Neves, Engrs., recorded in the R. M. C. office for Greenville County in Plat Book "J" at pages 132-133, and according to said Plat more particularly described as follows:

BEGINNING at an iron pin on the west side of White Horse Road, corner of Lot No. 4 shown on said Plat, and running thence along line of Lot No. 4, N. 80-30 W. 120 feet to iron pin; thence still along line of Lot No. 4, N. 50-0 W. 120.5 feet to iron pin on southeast side of Easley Bridge Road; thence along said Easley Bridge Road, S. 48-05 W. 80 feet to an iron pin; thence S. 50-0 E. 146.3 feet to iron pin; thence S. 80-30 E. 150 feet to iron pin; thence N. 9-30 E. 80 feet to the point of beginning. This is the same lot of land conveyed to me by The First National Bank of Greenville, S. C., as Administrator, etc., by its deed dated August 2, 1945 and recorded in Vol. 278 at page 331.

The property herein conveyed is subject to the following restrictions: (As set forth in said Deed in Vol. 278 at page 331),

1. The said land shall be used exclusively for residential purposes for white persons only and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
2. That no building shall be erected on said lot costing less than the sum of \$1,000.00.
3. That no building shall be erected nearer the front line of said lot than 30 feet, nor nearer than 10 feet from either side line, nor nearer than 5 feet from the rear line of said lot.
4. The Grantor (The First National Bank of Greenville, S. C., as Admr., etc.) has reserved 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.