

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, I, Lillie G. Watts, did on January 22, 1923 convey to Rudolf Anderson and Kenneth M. Geer a certain lot of land on the North side of Riverside Drive shown as Lot #14 on Plat recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book E, Page 153, said Deed being recorded in Deed Book 87 at page 260; and

WHEREAS, the following conditions were set forth in said Deed, which conditions were declared to be conditions subsequent:

"That no dwelling shall be erected thereon costing less than \$4000.00, that no building shall be erected thereon nearer than 40 feet from the property line on the Drive, and that it shall not be sold or let to any person of African descent."

and,

WHEREAS, the said property is now owned by William Walter Keys and Frances Hearon Keys, the same having been acquired under Deed recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 277 at page 287; and

WHEREAS, it was not intended by said conditions to create a conditional limitation on said property, the violation of which would operate as a forfeiture and reversion of the title, but it was my intention to create building restrictions for the benefit of all persons who purchased lots shown on the Plat mentioned above, which restrictions could be enforced by the owner of any lot located on said Plat.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS That I, Lillie G. Watts, in consideration of the premises and the further sum of \$1.00 to me in hand paid by William Walter Keys and Frances Hearon Keys do hereby declare that I did not intend by the Deed above mentioned to create a conditional limitation upon the title to the property therein conveyed, nor did I intend that the violation of the conditions should work a forfeiture of the property and said conditions are hereby expressly declared to be by way of building restrictions only and are for the benefit of all persons who now own or who may hereafter acquire any Lot located on said Plat above referred to and said restrictions may be enforced by the owner of any such Lot.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of February, 1946.

In the presence of:

Wyatt Aiken

H. G. Henderson

Lillie G. Watts (L. S.)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me H. G. Henderson and made oath that he saw the within named Lillie G. Watts, sign, seal and as her act and deed deliver the within written instrument, and that he with Wyatt Aiken witnessed the execution thereof.

SWORN to before me this 11th day of February, 1946.

Wyatt Aiken (L. S.)

H. G. Henderson.

Notary Public for South Carolina.

No Stamps.

Recorded February 12th, 1946 at 9:45 A. M. #2193 BY:E.G.