

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, G. F. Cammer

in the State aforesaid
in consideration of the sum of Nine Hundred and No/100 (\$900.00)

DOLLARS,

to me paid by H. F. Welborn and Curtis G. Welborn

in the State aforesaid, (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 H. F. Welborn and Curtis G. Welborn, their heirs and assigns forever,

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

on the Western side of Henrietta Avenue, near the City of Greenville, being shown as Lot No. 42 on Plat of the property of G. F. Cammer, made by R. E. Dalton in February, 1923, and having, according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Henrietta Avenue, the joint front corner of Lots Nos. 42 and 41, and running thence with the line of Lot No. 41, N. 66-43 W. 243.8 feet to an iron pin in rear line of Lot No. 35; thence with the rear line of Lots Nos. 35 and 34, S. 35-07 W. 74.6 feet to an iron pin, corner of Lot No. 43; thence with the line of said Lot, S. 66-43 E. 250.2 feet to iron pin on Henrietta Avenue; thence with the Western side of Henrietta Avenue, N. 23-17 E. 73 feet to the point of beginning.

It is distinctly understood that this conveyance is made subject to the following restrictions, which are expressly made a part thereof, and are for the benefit of the grantor, grantee and other persons owning lots in the same subdivision:

- 1.--Said lot is to be used exclusively for residential purposes for white people only.
- 2.--Said property shall not be sold, rented or otherwise disposed of to any person of African descent.
- 3.--No dwelling shall be erected upon said lot to cost less than \$5,000.00.

The Grantor guarantees the payment of all Taxes through the year 1945.