

TITLE TO REAL ESTATE

1978 PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That J. Wm. S. Moore,

.....in the State aforesaid,  
.....in consideration of the sum of  
One Thousand (\$1,000.00) Dollars

to me .....in hand paid  
at and before the sealing of these presents by  
James T. and Kathleen Brown Smith

(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  
James T. Smith and Kathleen Brown Smith

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

lying on the west side of Morrow Street, in of near the City of Greer, being all of Lot No. 9 on a plat of property made for Wm. S. Moore by H. S. Brockman, Surveyor, dated April 24, 1944, having the following courses and distances:

Beginning at a stake on the west edge of Morrow Street, joint corner with Lot No. 10 and being 142 feet from the right-of-way of the New U. S. Super Highway No. 29, and runs thence with the line of lot No. 10, N. 66 W. 170.1 feet to a stake on line of Lot No. 1; thence with line of Lot No. 1 S. 34.56 W. 100 feet to a stake; corner of lot No. 8; thence with the line of lot No. 8 S. 65.58 E. 170.5 feet to a stake on the west edge of Morrow Street; thence with the west edge of said street N. 34.45 W. 100 feet to the beginning corner. M/??

The above property is conveyed subject to the following conditions and restrictions, for a violation of the first of which the title shall immediately revert to the grantor, his heirs, executors and assigns, except as against lien creditors, and for a violation of the other conditions and restrictions, that grantor shall have the right of re-entry, abatement and suit, without liability for damages, to-wit:

First: No part of the premises hereby conveyed shall be sold, rented, leased, occupied -- except by servants of owners or tenants who occupy -- or otherwise disposed of to any persons not of the Caucasian race, nor to any corporation or company in which the larger part of the stock or controlling interest is owned or controlled by persons not of the Caucasian race.

Second: No part of the property hereby conveyed shall be used other than for residential purposes, and no hogs, pigs or cows shall be kept thereon.

Third: No dwelling shall be built on said property costing less than Four Thousand (\$4,000.00) Dollars.

The above conditions and restrictions shall remain in full force and effect for a period of thirty (30) years from the date of this deed.