

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
County of Greenville

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

.....in the State aforesaid,  
.....in consideration of the sum of  
Twelve Hundred (\$1200.00) Dollars

to me in hand paid  
at and before the sealing of these presents by  
W. Wardlaw Smith & Elizabeth McGowan 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  
W. Wardlaw Smith and Elizabeth McGowan Smith.

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

lying on the south side of the New U. S. Super Highway No. 29 and on the west side of Morrow Street, lying in the southwest intersection of said highway and street, being all of lot No. 10 on a plat of the Wm. S. Moore property made by H. S. Brockman, Surveyor, dated April 24, 1944, having the following courses and distances:

Beginning on a stake at the intersection of said highway (the right-of-way thereof) and Morrow Street, and runs thence with the right-of-way of said highway N. 87.35 W. 187.8 feet to a stake, corner of tract No. 1 on said plat; thence with line of tract No. 1 S. 34.56 W. 79.5 feet to a stake, corner of Lot No. 9; thence with line of Lot No. 9 S. 66 E. 170.1 feet to a stake on the west edge of Morrow Street; thence with west edge of this street N. 34.45 E. 100 feet to a stake; thence N. 27.45 E. 42 feet to the beginning corner.

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 person 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 Five Thousand (\$5,000.00) Dollars.

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