

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Louise Nettie Trammell

in the State aforesaid.

in consideration of the sum of

Seventeen Hundred and Twenty-five

DOLLARS,

to me

paid by James B. Friddle and Wilma M. Friddle

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 James B. Friddle and Wilma M. Friddle

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

situate on the West side of the Buncombe Road, and being known as Lot No. 4 on plat of property of Nabors & Bridges, made by Dalton & Neves, Engineers, July 1945, said plat being recorded in the R. M. C. Office for Greenville County, S.C. In Plat Book "0" at page 195, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Buncombe Road, joint corner of lots Nos. 4 and 5, and running thence North 82-58 West two hundred sixty-two and three-tenths (262.3) feet to an iron pin; thence South 4-41 West eighty-four feet to an iron pin; thence South 82-53 East two hundred sixty-nine and two-tenths feet to an iron pin on the West side of Buncombe Road; thence due North eighty-five feet to the beginning corner.

Being the same property conveyed to Louise Nettie Trammell by deed of R. L. Bridges, et al, dated August 21, 1945, recorded in Book 279 at Page 262.

ALSO the following described lot of land situate, lying and being in Greenville County, State of South Carolina, and being known and designated as the South half of lot No. 5, as shown on a map or plat of property of Nabors & Bridges, made by Dalton & Neves, Engineers, July 1945, which plat is of record in the R. M. C. Office for said County and State in Plat Book "0" at page 195, said lot of land having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West line of Buncombe Road at the corner common to lots Nos. 4 and 5, as shown on said plat, and running thence along said Western line of Buncombe Road due North forty-two and one-half feet to a stake; thence in a direction approximately North 82-58 West to a stake on the Western line of lot No. 5; thence South 4-41 West forty-two feet to an iron pin at the corner of Lot No. 4; thence South 82-58 East along the dividing line between lots Nos. 4 and 5 two hundred sixty-two and three-tenths feet to the place of beginning.

This is a part of the property heretofore conveyed to Louise Nettie Trammell by deed of R. L. Bridges, et al, dated August 21, 1945, recorded in Book 279 at page 263.

The lots of land above described are conveyed subject to the following restrictions;

(1) Said property shall be used for residential purposes only;

(2) This property shall never be sold, or rented, or otherwise conveyed to any person of the negro race;

(3) No residence shall be constructed on said property costing less than \$4,000.00;

(4) No garage apartment shall be occupied on said property until after the residence above described shall have been erected;

(5) No building shall be constructed on said property closer to the street or road than sixty feet.

The grantee herein is to pay taxes on this property for the year 1946.