

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

I, Louise Nettie Trammell

KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid.

in consideration of the sum of

Five Hundred and Seventy-five

DOLLARS,

to me

paid by

John E. 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 John E. 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 the North half of lot No. 5 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 "O" at page 195, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the West line of the Buncombe Road at the corner common to lots Nos. 5 and 6, as shown on said plat, and running thence North 83-04 West along the dividing line between lots Nos. 5 and 6 two hundred fifty-five and eight-tenths feet to an iron pin at the rear corners of lots Nos. 5 and 6; thence South 4-41 West along the West line of lot No. 5 forty-two feet to a stake; thence in a direction approximately South 82-58 East to a stake on the Western line of the Buncombe Road; thence due North along the Western line of Buncombe Road forty-two and one-half feet to the place of beginning.

This is a part of the lot of land conveyed to Louise Nettie Trammell by deed of R. L. Bridges, et al, dated August 21, 1945, and recorded in the R. M. C. Office in Book 279 at page 263.

The above property is 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 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.