

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Robert J. Edwards, as Committee for James M. Edwards

in the State aforesaid.
in consideration of the sum of Seven Hundred Fifty & No/100 (\$750.00) DOLLARS,

to me paid by Ralph Beacham

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 Ralph Beacham

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

on the southern side of Lee Road, known and designated as Lot No. 12, as shown on plat of property of James M. Edwards, made by R. E. Dalton, April 1939, said lot containing 1.70 acres, and being more particularly described, as follows:

Beginning at an iron pin on the southern side of Lee Road, joint front corner of Lots Nos. 11 and 12, and running thence with line of Lot No. 11, S. 17 E. 508 ft. to iron pin in line of Lot No. 9; thence with line of Lot No. 9 S. 77-22 W. 150.5 ft. to iron pin, corner of Lot No. 13; thence with line of Lot No. 13, N. 17 W. 496.6 ft. to iron pin on Lee Road; thence with the southern side of Lee Road, N. 73 E. 150 ft. to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the grantor, grantee and other persons owning property shown on the same plat.

- (1) Said property shall be used for residential purposes for white people only.
- (2) Said property, nor any part thereof, shall ever be used, sold, rented or otherwise disposed of to persons of African descent.
- (3) No filling station, tourist camp, trailer camp, or any place of amusement which shall constitute a nuisance, shall ever be constructed on said property.
- (4) No dwelling shall be erected on said lot costing less than \$4500.00.

Grantor to pay 1946 taxes.

This deed is executed pursuant to authority contained in a decree signed by Honorable J. Robert Martin, Jr., Circuit Judge, April 25, 1946, the original of which is filed in Judgment Roll E-7242 and a copy filed in Judgment Roll E-8970, in the Office of the Clerk of Court for Greenville County, S. C.