

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Annie Lou Newman and J. L. Newman, as Administrator, C. T. A.,  
of the Estate of Mary Ella McDaniel, deceased

in the State aforesaid  
in consideration of the sum of Eleven Hundred and No/100 (\$1,100.00)

to us paid by Ruth Cobb Garrett

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 Ruth Cobb Garrett

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

on the South side of Ben Street, known and designated as Lot #8 and 15 feet from the Eastern side of Lot #9 of McDaniel Heights, a plat of which is recorded in the R. M. C.'s Office for Greenville County in Plat Book "G" at page 214, and having according to said plat the following metes and bounds, courses and distances, to wit:

Lot #8: BEGINNING at an iron pin on the South side of Ben Street, 342 feet from the Southwestern intersection of McDaniel Avenue and Ben Street, corner of Lot #8 and a five foot path and running thence Due South 170 feet to the rear corner of Lot #8 and the five foot path in the line of the playground running thence Due West along the Northern line of the playground 60 feet to an iron pin, rear joint corner of Lots #8 and 9, thence along the joint line of said lots Due North 170 feet to an iron pin in the line of Ben Street, thence along Ben Street Due East 60 feet to the point of beginning.

Fifteen foot strip from the Eastern side of Lot #9; BEGINNING at an iron pin on the South side of Ben Street, joint corner of Lots #8 and 9 and running thence along the joint line of said lots Due South 170 feet to an iron pin, rear joint corner of said lot, thence Due West along the line of the playground 15 feet to an iron pin, thence Due North 170 feet to an iron pin in the line of Ben Street, thence along the line of Ben Street Due East 15 feet to the point of beginning.

The within conveyance is made subject to the following restrictions:

1. The property herein conveyed shall be used ~~for~~ exclusively for residential purposes.
2. The said property shall not be sold, rented, or otherwise disposed of to any person or persons other than of Caucasian race.
3. That the front portion of any building to be constructed upon said property shall not be nearer than 40 feet of the front property line, and
4. No building other than outhouses shall be erected upon said property costing less than the sum of \$6,500.00.