

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, T. C. Gower

.....in the State aforesaid,
.....in consideration of the sum of
One Thousand Three Hundred Fifty (\$1350.00) Dollars

to mein hand paid
at and before the sealing of these presents by David Whitsitt Hiott

(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
David Whitsitt Hiott, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Jones Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 18 on Plat of property of Parrish, Gower, & Martin, made by Dalton & Neves, Engineers, March 1928, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "G", Page 197, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Jones Avenue at joint front corner of Lots 18 and 19, said pin also being 180 feet North from the Northeast corner of the intersection of Jones Avenue and Watts Avenue and running thence with the line of Lot 19, S. 88-58 E. 175 feet to an iron pin; thence N. 00-48 E. 60 feet to an iron pin; thence with the line of Lot 17, N. 88-58 W. 175 feet to an iron pin on the East side of Jones Avenue; thence with the East side of Jones Avenue, S. 00-48 E. 60 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) This property shall be used exclusively for residential purposes.
- (2) No building of any kind shall be erected on said lot nearer to Jones Avenue than 35 feet.
- (3) The property here in conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) No dwelling shall be erected on said property costing less than Forty-Five Hundred (\$4,500.00) Dollars. (This shall not apply to outbuildings appurtenant to a dwelling.

This property was conveyed to the Grantor by deeds of W. B. McDaniel and C. B. Martin, dated December 24, 1927 and January 9, 1943, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 114, Page 31 and Deed Book 250, Page 146.

The Grantee agrees to pay 1946 taxes.