

TITLE TO REAL ESTATE-C.T. 201

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. C. Cleveland

in the State aforesaid,  
in consideration of the sum of

Three Thousand Five Hundred (\$3500.00) Dollars

to me in hand paid  
at and before the sealing of these presents by

H. C. Beattie

(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

H. C. Beattie, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the North and West side of University Ridge, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 7 and 8 on Map #2 of property of W. C. Cleveland, made by Dalton & Neves, Engineers, May, 1931, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "K", Pages 98 and 99, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of University Ridge at joint front corner of Lots 8 and 9 and running thence with the line of Lot 9, S. 88-27 W. 219 feet to an iron pin on the East side of a ten-foot screen area; thence with said screen area, S. 8-00 E. 80.7 feet to an iron pin; thence still with said screen area, S. 11-23 E. 113 feet to an iron pin on the North side of University Ridge; thence with University Ridge, N. 86-44 E. 97.8 feet to an iron pin; thence still with University Ridge, N. 69-58 E. 50 feet to an iron pin; thence continuing with University Ridge, N. 42-40 E. 41.6 feet; thence still with University Ridge, N. 10-03 E. 50 feet; thence still with University Ridge, N. 2-21 E. 95 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No dwelling or other building is to be erected on the above property nearer than  feet to University Ridge.
- (2) This property shall be used for residential purposes only.
- (3) No residence or apartment building shall be erected on the said property costing less than \$6500.00.
- (4) This property shall not be disposed, leased or rented to any person of African descent.

The Grantee is to pay 1946 taxes on this property.

See Deed Book 384 Page 271 for waiver of Restrictions