

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. M. H. Piper

in the State aforesaid,
in consideration of the sum of

Three Hundred Thirty Five (\$335.00) Dollars

to me in hand paid
at and before the sealing of these presents by S. H. Garren and Effie Garren

(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

S. H. Garren and Effie Garren, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northwest side of Cumberland Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot 4 of Block "L" on Plat of Fair Heights, made by R. E. Dalton, Engineer, October 1924, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "F", Page 257, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Cumberland Avenue at joint front corner of Lots 3 and 4 of Block "L", said pin being 150 feet Southwest from the intersection of Cumberland Avenue and Hanover Street and running thence with the line of Lot 3, N. 58-40 W. 140 feet to an iron pin; thence with the rear line of Lot 19, S. 31-20 W. 50 feet to an iron pin; thence with the line of Lot 5, S. 58-40 E. 140 feet to an iron pin on the Northwest side of Cumberland Avenue; thence with the Northwest side of Cumberland Avenue, N. 31-20 E. 50 feet to the beginning corner.

The grantee agrees to pay 1946 State and County taxes.

This Lot is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall never be used exclusively for residential purposes.
- (3) No residence shall be erected on said lot costing less than \$1500.00.