

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Charles T. Merritt,

in the State aforesaid.

in consideration of the sum of

Three Thousand Seven Hundred (\$3700.00)

DOLLARS,

to me paid by Estelle L. Poliakoff

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 Estelle L. Poliakoff

Greenville

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

on East Faris Road; known and designated as lot No. 1 on plat made by Dalton and Neves in June, 1937, and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin at the corner of E. Faris Road and Ponce de Leon Drive and running N. 64-30 E. seventy-nine and three-tenths (79.3) feet, to iron pin on the corner of lot No. 2; thence N. 28-10 W. one hundred and ninety and two-tenths (190.2) feet to iron pin; thence S. 64-30 W. seventy-two and seven-tenths (72.7) feet to iron pin at corner on Ponce de Leon Drive; thence S. 26-13 E. one hundred and Ninety (190) feet to beginning corner.

ALSO, All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being known as lot # 2 of the subdivision of part of the estate of J. T. Blassingame, plat recorded in Book "J" at Page 117 having the following metes and bounds.

BEGINNING at an iron pin at corner of Lot # 1 on East Faris Road and running thence eighty (80) feet N. 64-30 E. to an iron pin at corner of lot #3; thence N. 28-10 W. one hundred ninety and two-tenths feet (190.2) to iron pin corner lot #3; thence eighty (80) feet S. 64-30 W. to iron pin at corner of lot #1; thence one hundred ninety and two-tenths (190.2) feet S. 28-10 E. to the beginning corner.

To have and to hold, all and singular, the premises before mentioned unto the said Estelle L. Poliakoff and her heirs and assigns forever; subject however to the following conditions and restrictions, to-wit:

1. The lots of land conveyed shall be used exclusively for residence purposes, for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person whole or partly of African descent or used in any manner which may render neighboring property less desirable for residential purposes.

2. No structure (other than outbuildings appurtenant to dwelling) costing less than five thousand (\$5,000.00) Dollars shall be erected on said lot No. 1.

3. No structure (other than outbuildings appurtenant to dwelling) costing less than four thousand five hundred (\$4,500.00) Dollars shall be erected on said lot No. 2.

4. No house may be erected on said lot less than forty-five (45) feet of property line on E. Faris Road.

Conditions 2, 3 and 4 shall remain in force until the last day of December, 1979 A.D.

The above described lot No. 1 is the same property conveyed to me by Mrs. J. Harold Martin by deed dated March 16, 1946, and recorded in the Office of the R. M. C. for Greenville County in Deed Book ----, Page ---.

The above described lot No. 2 is the same property conveyed to me by deed of J. Harold Martin, dated March 16, 1946, and recorded in the Office of the R. M. C. for Greenville County in Deed Book -----, Page -----.