

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of Greenville County,

in the State aforesaid,
in consideration of the sum of
Five Hundred (\$500.00) Dollars and the restrictions hereinafter set forth

to me in hand paid
at and before the sealing of these presents by Joseph Q. Cox and Thelma L. Cox

(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
Joseph Q. Cox and Thelma L. Cox, their heirs and assigns,

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

about six miles south of Greenville Court House, east of the Augusta Road, being known and designated as Lot Number Six (No. 6) on north side of Eastview Drive on plat and survey of subdivision known as "Clearview" made by M. H. Woodward, R. E., Dec. 1945 and recorded in the R. M. C. office for Greenville County in Plat Book "P" at page 1, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on northern side of Eastview Drive, corner of Lot No. 4 on said plat, which point is 331.3 feet east of Augusta Road, and running thence N. 18-04 W. 194.2 feet along rear lines of Lots Nos. 4 and 5, to point at rear corner of Lot No. 5; thence N. 68-18 E. 86.4 feet to point, rear corner of Lot No. 7; thence S. 18-04 E. 199.9 feet along line of Lot No. 7 to point on the northern side of Eastview Drive; thence S. 71-56 W. 86.2 feet along northern side of Eastview Drive, to the point of beginning. This is a part of a tract of 18.91 acres, more or less, conveyed to me by Willis, et al., by their deed dated Nov. 3, 1944 and recorded in Vol. 269, page 179, said R. M. C. office.

Subject, however, to a right of way reserved for sidewalk and power line.

This property is conveyed, subject, also, to the following restrictions, which are uniform and a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive;
2. That no residence shall be erected on said property costing less than Four Thousand (\$4,000.00) Dollars, exclusive of lot;
3. That no building shall be erected on said property nearer than Fifty Five (55) feet to the north side of Eastview Drive;
4. No surface closet shall be placed or used on said property;
5. That said property shall be used for residential purposes only and not for any commercial purposes;
6. That no part of said property shall be sold or rented to, or otherwise disposed of to, any person or persons of African descent.