

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W. Marion Kirby, Jr.,

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..... in the State aforesaid,  
..... in consideration of the sum of  
Fifty (\$50.00) and the assumption of two mortgages ..... Dollars

to me ..... in hand paid  
at and before the sealing of these presents by C. B. Cole, Jr.,

(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  
C. B. Cole, Jr.,

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

in the town of Simpsonville, on the South side of South Pliney Circle, known and designated as lot No. 31 of the subdivision known as "League Estates" according to a map thereof made by W. J. Riddle, surveyor, Oct. 1941, recorded in the RMC Office for Greenville County, S. C., in Plat Book K at pages 111-112, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of South Pliney Circle, at the Northeast corner of Lot No. 32, and running thence with the line of Lot No. 32, S. 19-00 E. 154.7 ft. to a pin; thence N. 55-30 E. 111.6 ft. to corner of Lot No. 30; thence with the line of Lot No. 30 N. 19-00 W. 147 ft. to a pin on South Pliney Circle; thence with the southern side of South Pliney Circle, S. 59-30 W. 110 ft. to the beginning corner.

This lot is sold subject to the following restrictions:

1. No residence shall be built upon said property costing less than \$2,000.00.
2. Said property cannot be used except for residential purposes for a period of ten years.

The assumption of the two mortgages is as follows:-

First mortgage is given to Dr. L. L. Richardson- same recorded in the Greenville County R. M. C. Office in Vol. 340 at page 52, balance unpaid on note being \$2,900.00.

Second mortgage is given to J. R. Richardson - same recorded in the Greenville County R. M. C. Office in Vol. 345 at page 215, unpaid balance being \$450.00.