

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Gladys Butler Edwards

in the State aforesaid.
in consideration of the sum of Eight Hundred and no/100 (\$800.00) DOLLARS,

to me paid by S. M. Dodd

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 S. M. Dodd

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

lying and being situate near the village of Travelers Rest on the Buncombe Road known and designated as Lot No. 35 on a plat of "Love Estate", said plat recorded in Plat Book I, Page 112, in the R. M. C. Office for Greenville County, South Carolina, to which reference is hereby made for more particular and definite description

This lot, as shown on a new plat recorded in the Office of the R. M. C. for Greenville County in Plat Book K, Page 31, has a frontage on the Buncombe Road of 120 feet and runs back to a depth of 200 feet to Lot No. 60 with a rear joint line with Lot No. 60 having a distance of 115 feet. This lot has been recut and is shown on the plat recorded in the Office of the R. M. C. for Greenville County in Plat Book K, Page 31, as well as on the plat recorded in Plat Book I, Page 112, but the former plat (Plat Book K, Page 31) is the one by which this conveyance is made.

This conveyance is made subject to the following reservations and restrictions, to-wit:

- (1) The said property shall never be sold to any person of African descent.
- (2) For a period of 5 years from April 13, 1944 this property shall not be used for any business purposes.
- (3) No residence (except for private garages and out buildings) shall be constructed on said property of less value than Two Thousand (\$2,000.00) Dollars, exclusive of the lot value.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the sub-division from which the lot herein conveyed is taken.

This lot is one of the lots conveyed by W. Raymond Williams, Jr., Trustee, to Gladys B. Butler (now Gladys Butler Edwards) and Viola P. Butler on April 13, 1944, deed recorded in the R. M. C. Office for said County and State in Volume 264, at Page 212; Viola P. Butler having conveyed her interest in said lot to the grantor herein by deed dated March 1946, recorded in said R. M. C. Office in Volume 288, at Page 342.