

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. B. H. Trammell,

in the State aforesaid,
in consideration of the sum of

Eleven Hundred (\$1100.00) Dollars

to me in hand paid
at and before the sealing of these presents by Hovey L. Ferguson

(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
Hovey L. Ferguson, his heirs and assigns:-

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

described as follows:

BEGINNING at an iron pin on a county road, just off the New Buncombe Road, about three miles from the Greenville County Court House, at joint corner of lots Nos. 12 and 13, according to a revised plat of May, 1939, of the property of Union Central Life Insurance Company made by Dalton and Neves, recorded in R. M. C. Office, Greenville County in Plat Book I at pages 69 and 70 and running thence with said county road S. 3-00 W. 200 feet to joint corner tracts Nos. 11 and 12; thence N. 78-06 W. with joint line of tracts 11 and 12, 445.4 feet to Rasor Drive; thence with Rasor Drive N. 18-43 E. 143.1 feet to joint rear corner of tracts 12 and 13, said plat; thence with joint line of said tracts Nos. 12 and 13 S. 86-17 E. 401.5 feet to the point of beginning and being tract No. 12, said plat.

As a part consideration for this conveyance, the grantee, on behalf of himself, his heirs and assigns, agrees that for a period of 25 years the following restrictions shall be observed:

- (1) No building shall be placed nearer either street than 50 feet.
- (2) No residence shall be constructed thereon costing less than \$1,500.00.
- (3) No portion of the premises shall be used for commercial purposes.
- (4) No portion of said premises shall be leased, sold, or otherwise disposed of to persons of African descent.