

TITLE TO REAL ESTATE

The State of South Carolina
County of Greenville.

Know all men by these presents that I, Andrea C. Patterson, of Greenville County, in the state aforesaid, in consideration of the sum of sixteen hundred and fifty dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Jocie Motor Lines, Inc., a corporation chartered under the laws of the State of North Carolina and having its principal place of business at Charlotte North Carolina, all that certain lot, piece or parcel of land situate, lying and being in Greenville County, South Carolina, not quite two and one-half miles slightly south of west of the county court house of the City of Greenville, known and designated as Lots numbered nineteen (19), twenty (20) and twenty-three (23) on Dalbon & Neves' plat of April, 1942, recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "K", on page 128, and having, as a whole, the following metes and bounds, according to said plat, to wit: beginning at an iron pin on the joint corner of Lots Nos. 18 and 19 on the White Horse Road, and running thence along said road S. 12 W. 130 feet to a stake on the corner of Lot No. 21; thence S. 83-37 E. 156.6 feet to an iron pin on the joint corner of Lots Nos. 20 and 21, and on line of Lot No. 23; thence S. 5-52 W. 97.5 feet along rear lines of Lots Nos. 21 and 22 to an iron pin on Gordon Street; thence N. 79-35 E. 75 feet along Gordon Street to an iron pin on corner of Lot No. 24; thence N. 5-31 W. 191.7 feet along line of Lot 24 to an iron pin on joint corner of Lots Nos. 18, 19, 23 and 24; thence N. 78 W. 178.1 feet along line of Lot No. 18 to the beginning corner; this being a part of the land conveyed to me by Southern Guaranty and Trust Company, as trustee, on August 18th, 1945, by deed recorded in said office in Book 279, at page 214. It is understood and agreed that said grantee will pay the taxes on said premises for the year 1947, and that said premises are conveyed subject to the terms of the "clearance permit" granted to Southern Bell Telephone & Telegraph Co., Inc., dated April 16, 1942, and to the following covenants, which said grantee, by accepting this deed, binds itself and its successors and assigns to fulfil, to-wit:

- (1) No part of said premises shall be sold, rented or otherwise disposed of to or be occupied by any person wholly or partly of African descent.
- (2) No whisky, beer or other spirituous liquor shall be sold or disposed of nor shall any noxious or offensive trade or activity be carried on upon any portion of said premises, nor shall anything be done thereon which may render other premises in said block of land less valuable. The word "block," used in this covenant as a description of the area to be affected by these restrictions, shall be deemed to include all the land bounded by Washington Avenue, the old White Horse Road and Gordon Street, except the lot measuring 200 by 200 feet in the southeast corner thereof conveyed to Jones F. West by deed recorded in Book 79, page 335.
- (3) All buildings on any part of said premises shall be substantial and of good appearance, and said premises shall be maintained in neat and attractive condition.
- (4) These covenants shall run with the land and bind said grantee and all persons claiming under it until the last day of December, 1985, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of the then owners of all lots in said block it be agreed to change some or all of said restrictions in whole or in part.
- (5) Said grantee and its successors and assigns shall be amenable to such reasonable sanitary rules and regulations as may be agreed upon from time to time by a majority of the property owners in said block.
- (6) As these covenants are intended for the protection of all such owners, it shall be lawful for any of them to institute and prosecute any proceedings at law or in equity against any person or persons or corporations violating or attempting to violate any such covenant, for the purpose of preventing such violation or of recovering damages or other dues therefor.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and its successors and assigns forever.

Witness my hand and seal, this tenth day of January, in the year of our Lord one thousand, nine hundred and forty-seven and in the one hundred and seventy-first year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

W. C. Hamby
W. E. Holbrook

Andrea C. Patterson (L. S.)