

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 We, Walter W. Goldsmith and P. R. Long

..... in the State aforesaid,  
..... in consideration of the sum of  
Nine Hundred Ninety and no/100 (\$990.00) ....., Dollars

to us ..... in hand paid  
at and before the sealing of these presents by  
Irene B. Ducker

(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  
Irene B. Ducker

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

lying on the West side of Mountain Creek Road or Rutherford Road, near Paris Station, according to a plat called "Map of PIEDMONT ESTATES, Paris Station" made December, 1944 by Dalton & Neves, that being recorded in the R. M. C. Office of Greenville County in Book M, page 123 being Lots Nos. 90 & 91 according to said Plat and lots being more particularly described as follows:

Beginning at iron pin on Rutherford Road, which is joint corners of Lots Nos. 89 & 90, thence S. 73-48 W. 223.8 feet to an iron pin on Churchill Avenue; thence N. 5-09 W. 61.1 feet along said Churchill Ave. to an iron pin; thence continuing along Churchill Ave. N. 13-38 W. 60 feet to an iron pin; thence N. 73-48 E. 209.4 feet to an iron pin on Rutherford Road; thence along Rutherford Road S. 16-12 E. 120 feet to an iron pin at point of beginning.

The above described land is a portion of the same conveyed to us by Helen B. Sanders by her deed dated April 25, 1944 and recorded in the R. M. C. Office for Greenville County in Deed Book 263 at page 225; also a portion of the same conveyed to us by Realty Corporation on the 14th day of July, 1944, deed recorded in Office of Register of Mesne Conveyance for Greenville County, in Book 266 Page 25.

This deed is made subject to any right of way existing in favor of the City of Greenville to extend and maintain water lines across same.

This conveyance is made subject to the following restrictions:-

1. The property shall not be sold to persons of African descent.
2. No dwelling shall be erected on any of these lots costing less than \$2000.00.
3. No tourist court, cottages or buildings of temporary nature to be erected on this property.