

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas A. Able, Jr.

_____ in the State aforesaid,
_____ in consideration of the sum of
Thirty Two Hundred and Fifty (\$3250.00) _____, Dollars

to me _____ in hand paid
at and before the sealing of these presents by
Rosa O. Bowen

(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
Rosa O. Bowen

All that piece, parcel or lot of land in Butler _____ Township, Greenville County, State of South Carolina.
on the south-east side of Super Highway No. 29, approximately one mile from the City Limits of Greenville, South Carolina, known as Lot No. 8 on plat of property of Mrs. Corinne Bates, revised by Pickell & Pickell, Engineers, more particularly described as follows:

Beginning at an iron pipe on the South-eastern right-of-way of Super Highway No. 29, 175 feet East of Batesview Drive, thence along the said right-of-way N. 52-30 E. a distance of 200 feet to a stake; thence S. 37-30 E. a distance of 516.5 feet to an iron pipe; thence S. 52-30 W. a distance of 200 feet to an iron pipe; thence N. 37-30 W. a distance of 516.5 feet to the beginning corner.

The following restrictions shall be imposed against the lot herein conveyed and said restrictions form a part of the consideration of said deed and are to be imposed and effective for a period of fifteen years from the date hereof.

1. This property shall not be sold, rented or disposed of to any person of African descent.
2. Nothing shall be permitted to be done on the premises which would constitute an unlawful business or nuisance of any kind.
3. No dwelling house shall be erected upon said premises costing less than \$7500.00 but this is not to apply to outbuildings forming a necessary part of the dwelling.
4. This property shall be used exclusively for residential purposes and no other.
5. The above lot shall not be re-cut or re-subdivided in any manner.

As a consideration of the within conveyance the grantor herein named grants, bargains, sells and conveys to the grantee herein named the right to tap to the water line extending along what is known as Batesview Drive and along Super Highway #29.

Taxes for 1947 and thereafter to be paid by Grantee.