

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
 County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That FURMAN INVESTMENT COMPANY

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Seven Hundred (\$700.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto E. D. GINN AND CHRISTINE GINN, Their Heirs and Assigns, Forever;

All of that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Southeastern side of Patton Street and being known and designated as Lot No. 9 of Block F, of a revised plat of property of Furman Investment Company prepared by C. M. Furman, Jr., Engineer, July 1923, which plat is of record in the R. M. C. Office for Greenville County in Plat Book F, at pages 159 and 160 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Patton Street joint front corner of Lots No. 7 and 9 of Block F, and running thence along the common line of said lots in a Southeastern direction 100 feet to an iron pin at the joint rear corner of Lots No. 7, 8, 9 and 10; thence in a Northeasterly direction along the joint line of Lots No. 9 and 10, 100 feet, more or less, to an iron pin on the Southwestern side of McBee Boulevard and Patton Street at the point of intersection of said Boulevard and Street on a circular curve; thence in a Northwest-erly direction along the Southeastern side of Patton Street in a circular line to an iron pin on the Southeastern side of Patton Street, the beginning corner.

The property herein conveyed is subject to the following building restrictions:

1. This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
2. No building shall be erected thereon nearer than 15 feet to Patton Street.
3. This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.

The recorded plat above mentioned shows that a joint driveway 7 feet wide was intended to be laid out between Lots No. 9 and 10 and it was contemplated that 3 1/2 feet of same would be on the Northwestern side of Lot No. 10, and 3 1/2 feet on the Southeastern side of Lot No. 9 but the contemplated joint driveway between the said lots has been abandoned and it is understood that the grantees by accepting this deed acquire no rights to such joint driveway and the lot conveyed to them is not to be subject to any joint driveway rights along the same.

The Grantee assumes and agrees to pay the 1947 taxes.