

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That L. Robert J. Edwards, as Committee for James M. Edwards and as Trustee for James M. Edwards

in the State aforesaid in consideration of the sum of Fourteen Hundred and no/100 (\$1400.00)

DOLLARS,

to me paid by Kemeth Baldwin and Ruth M. Baldwin

in the State aforesaid, (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 Kenneth Baldwin and Ruth M. Baldwin; and their heirs and assigns.

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina. on the Southern side of the Lee Road, known and designated as Lot No. 15 on Plat made by R. E. Dalton in April 1929, recorded in Plat Book "M" at Page 125 in the R. M. C. Office for Greenville County, and being more particularly described by metes and bounds, as follows:

Beginning at an iron pin on the South side of the Lee Road at the joint front corner of Lots Nos. 16 and 15, and running thence with the line of Lot No. 16, S. 17-0 E. 815 feet to an iron pin in the rear line of Lot No. 6; thence with the rear line of Lots Nos. 6 and 7, N. 48 E. 259.9 feet to an iron pin, corner of Lot No. 14; thence with the line of Lot No. 14, N. 17-0 W. 685 feet to an iron pin on the Lee Road; thence with Lee Road, S. 73 W. 225 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration thereof, and that the same are for the mutual benefit of the grantor, the grantees and other persons owning land in the same vicinity:

- (1) Said property shall be used for residential purposes for white people only.
- (2) Said property, nor any part thereof, shall ever be used, sold or otherwise disposed of to persons of African descent.
- (3) That no filling station, tourist camp, trailer camp or public dance hall shall be constructed upon said property.
- (4) That no dwelling shall be erected upon said lot to cost less than the sum of Forty -Five Hundred and no/100 (\$4500.00) Dollars, but this provision shall not be construed so as to apply to servants quarters erected upon the rear of said lot.

This deed is executed pursuant to authority contained in two decrees signed by Honorable J. Robert Martin, Judge of the Thirteenth Judicial Circuit, copies of which are on file in the Office of Clerk of Court for Greenville County in Judgment Rolls E-8970 and E-7242.

The grantees are to pay 1947 taxes.