

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Harriet K. Bellwood

in consideration of the sum of One Thousand (\$1,000.00) in the State aforesaid.  
DOLLARS,

to me paid by Gresham L. and Lilla L. Chiles

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 Gresham L. and Lilla L. Chiles

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

in the City of Greenville, situate, lying and being on the Northwest side of Central Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on map of Marshall Estates made by Dalton and Neves, Engineers, May 1932, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "H" at page 253 and having according to said Plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Northwest side of Central Avenue at a joint front corner of lots No. 3 & 4, said pin also being 150 feet in a Northeasterly direction from the intersection of Central and Marshall Avenues and running thence with the line of Lot No. 3, N. 41-54 W. 140 feet to an iron pin; thence N. 48-06 E. 50 feet to an iron pin; thence with the line of Lot No. 5, S. 41-54 E. 140 feet to an iron pin on the Northwest side of Central Avenue; thence along the Northwest side of Central Avenue S. 48-06 W. 50 feet to the beginning corner.

Being the same lot of land conveyed to grantor herein by W. H. Beattie and A.M. Rickman, Trustees, deed recorded in Vol. 257 at page 151.

Subject however to the following restrictions:

1. That no building shall be erected nearer than 20 feet to the street it faces -- and no garage nearer than 20 feet to any street line.
2. That said property shall be used only for residential purposes and no residence shall be constructed thereon costing less than \$2,000.00.
3. That said lot shall be used only for residential purposes and shall not be sub-divided so as to face in any direction other than as shown on Plat.
4. That said property shall never be sold or rented to persons of African descent.

NOTE:

The Grantor herein guarantees the payment of all taxes, both City and County up to and including the year 1947