

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S.C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. J. P. Jamison

.....in the State aforesaid.
in consideration of the sum of Fifty-One Hundred Fifty and no/100 (\$5150.00)

.....DOLLARS,

to me paid by Cleo E. Boyd

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 Cleo E. Boyd, and his heirs and assigns,

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

being known and designated as Lot No. 23 of Block "J" according to plat of Fair Heights, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "F" at Page 257, and having the following metes and bounds, to-wit:

"Beginning at an iron pin on the west side of Cumberland Avenue at the joint front corner of Lots Nos. 22 and 23, 200 feet north of the intersection of Cumberland Avenue and Decatur Street and running thence with line of lot No. 23, N. 58-40 W. 140 feet to an iron pin joint rear corner of lot No. 14; thence with line of lot No. 14, N. 31-20 E. to an iron pin, joint rear corner of lots 13 and 24; thence along the line of lot No. 24, S. 58-40 E. 140 feet to an iron pin on Cumberland Avenue; thence with Cumberland Avenue, S. 31-20 W. 50 feet to the beginning corner. Being same premises conveyed to grantor by deed recorded Volume 306 at page 450. Subject to the following restrictions:

No building shall be erected on said lot, except out-buildings, costing less than \$2500.00; said premises shall be used exclusively for residential purposes only; said property shall not be sold, rented, leased or otherwise disposed of to persons of African Descent; and said lot shall not be re-cut or subdivided.

It is expressly understood and agreed that the water line running through the above described lot for the benefit of the lot to the rear, being lot #14 of Block "J" as shown on the above plat, is to remain open for the use and benefit of the owners and occupants of the dwelling situate on said lot #14 which faces on Fair View Avenue.