

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Josephine C. Newell,

in the State aforesaid

in consideration of the sum of Forty Five Thousand

DOLLARS,

to me paid by Iris L. Pearce

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 Iris L. Pearce

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

described as follows:

TRACT NO. 1: Beginning at the Southwest corner of McDaniel Avenue and Camille Street and running thence with McDaniel Avenue S. 9.35 W. ninety-three and two-tenths (93.2) feet; thence N. 88.15 W. one hundred ninety-eight and two-tenths (198.2) feet to point in line of lot 14; thence N. 5.08 E. ninety (90) feet to Camille Street; thence along said street, S. 89-0 E. two hundred and five (205) feet to the beginning corner, and being all of lot 26 and a part of lot 25, a plat of said lots being recorded in Plat Book F at page 186, to which reference is here made as a part of this description, and being the same lot conveyed to me by Helen B. McDaniel, individually and as Guardian for Nora Camille McDaniel and Helen Carroll McDaniel, by deed dated April 21, 1939, recorded in R. M. C. Office in Volume 210, page 138.

TRACT NO. 2: Beginning at a point in the line of lot 13 on the South side of Camille Street, which point is 170 feet east of the Southeast intersection of Jones Avenue and Camille Street, and running thence with Camille Street S. 89.0 E. 34 feet to corner of lot 26, which point is 205 feet from the Southwest intersection of said Street and McDaniel Avenue; thence along the line of lot 26 S. 5.08 W. 70.18 feet to joint corners of lots 25, 26, 13 and 14; as shown by plat recorded in Plat Book F, Page 186; thence with the line of lot 13, N. 89.0 W. 34 feet; thence in a straight line to the beginning corner, and being the same lot conveyed to me by Helen B. McDaniel, individually and as Guardian of Nora Camille McDaniel and Helen Carroll McDaniel by deed dated Feb. 20, 1940, recorded aforesaid Register's Office in Volume 218, page 293.

Tract No. 1 herein above described is subject to the following restrictions:

1. Shall not be sold, leased or otherwise disposed of to persons of African descent.
 2. No building shall be erected thereon nearer than thirty five feet from the street property line.
 3. Said property shall not be used for any purpose other than residential.
- The Grantee is to pay 1947.taxes.