

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. M. H. Piper

in the State aforesaid

in consideration of the sum of two hundred ninety-five and no/100

DOLLARS,

to me paid by Earnest Smith

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 Earnest Smith

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

being known and designated as Lot No. 13, Block D of Fair Heights as shown on plat recorded in the R. M. C. Office for Greenville County in Plat Book F, page 257, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the northeast intersection of Brookdale Avenue at Decatur Street and running thence along Decatur Street S. 58-40 E. 150 feet to an iron pin, corner of Lot No. 14; thence along the rear line of Lot No. 14 N. 31-20 E. 50 feet to an iron pin, corner of Lot No. 12; thence along line of Lot No. 12 N. 58-40 W. 150 feet to an iron pin on Brookdale Avenue; thence with Brookdale Avenue S. 31-20 W. 50 feet to the beginning corner.

The above described property is conveyed subject to the following restrictions, covenants and conditions which shall be for the benefit of the adjacent property owners.

1. Said premises shall not be sold, rented or otherwise disposed of to person or persons of African descent.
2. No residence shall be erected on said premises costing less than \$1500.
3. No building shall be erected on said lot nearer than 25 feet to the front property line.
4. Said premises shall be used exclusively for residential purposes.