

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, R. W. Jones

in the State aforesaid,

in consideration of the sum of

Five Hundred Fifty - - - - - (\$550.00) - - - - - Dollars

to me in hand paid

at and before the sealing of these presents by Bruce Powell

(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 Bruce Powell

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

and being all that certain parcel or tract of land known and designated as Lot #9 of the subdivision of the property of R. W. Jones as shown by Plat of same made by W. J. Riddle, Surveyor, June, 1914, and according to said plat more particularly described as follows:

"<sup>1943</sup>BEGINNING at an iron pin on the west side of Street shown on said Plat at corner of Lot #10 and running thence along line of Lot #10 S. 88-02 W. 200 feet to iron pin; thence along rear line of Lot #2 N. 3-32 W. 100 feet to iron pin; thence along line of Lot #8 N. 88-02 E. 200 feet to iron pin on west side of said Street; thence along the West side of said Street S. 3-32 E. 100 feet to the beginning corner."

Said plat is of record in the R.M.C. Office for Greenville County in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and reference is made thereto.

This being a portion of the property conveyed to the within grantor Thomas Jones and Alice Jones by M. G. Jones and M. W. Jones as Executors of the O. T. Jones Estate by deed dated August 29, 1921, and recorded in the R.M.C. Office for Greenville County in Deed Book 74 at Page 45. The said Alice Jones died intestate thereafter without having married and her interest in said property was inherited by the within grantor and Thomas Jones. Thereafter by deed dated August 12, 1943, and recorded in Deed Book 274 at Page 207, Thomas Jones conveyed to the within grantor his undivided interest in said property, originally consisting of fifty-one (51) acres.

The within property is conveyed subject to the following restrictions:

1. No dwelling shall be erected on said property at a cost of less than \$3,000.00
2. Each dwelling will have approved composition roof.
3. Each dwelling shall have twenty-four inch clearing off ground at lowest point.
4. Each dwelling shall be built forty feet from edge of street or in line with other dwellings if perchance they are over forty feet from street.
5. This property shall not be owned or occupied by anyone of African descent.
6. This property to be used for residential purposes only.