

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. A. M. Taylor

in consideration of the sum of Thirteen Hundred and Ninety-five (\$1395.00)

DOLLARS,

to me paid by George R. Briggs,

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 George R. Briggs

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

being known and designated as Lot No. 10 of property of L. L. Richbourg as appears on Plat made by Dalton and Neves, Engineers, October 1944, and having the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the West side of an un-named road, joint corner of Lots Nos. 10 and 11 and running thence N. 23-15 E. 24 feet to a point in center of said road; thence along center of said road S. 51-20 E. 169 feet to a point or stake; thence continuing with said road S. 48-40 E. 218 feet to a bend in road; thence still with said road S. 19-22 E. 140 feet to joint corner of lots 5-6-9 and 10; thence along joint line of lots 9 and 10, S. 68-23 W. 16 feet to an iron pin on west bank of said road; thence in the same direction S. 68-23 W. 839 feet crossing Brushy Creek to an iron pin in line of property now or formerly owned by William Green; thence along line of said property N. 8-0 W. 127 feet to an iron pin joint corner of lots 10 and 11; thence along line of lot 11 N. 65-0 E. 313 feet to an iron pin; thence continuing with line of lot 11, N. 23-15 E. 451 feet to the beginning corner, containing 4.65 acres more or less.

Being one of the lots conveyed to me by L. L. Richbourg on June 7, 1946, deed recorded in Vol. 292 at page 420, in the R.M.C. Office for Greenville County.

That said lot is being conveyed with the following RESTRICTIONS which are expressly made a part of the purchase price thereof, and that same are for the benefit of the Grantee and other persons owning property in said vicinity.

1. Said property shall be used exclusively for residential purposes for white people only and shall not be used for any business or commercial purposes.

2. No dwelling shall be constructed on any lot fronting on Super-Highway, U. S. No. 29, costing less than \$7,500.00 or facing on the side road costing less than \$4,500.00

Taxes for 1947 are to be pro-rated and paid by the Grantor.