

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Caesar's Head Co., Inc. a corporation chartered under the laws of the State of South Carolina and having a place of business and owning property in the aforesaid County and State of South Carolina, for and in consideration of the sum of Twelve Hundred and No/100 (\$1200.00) Dollars

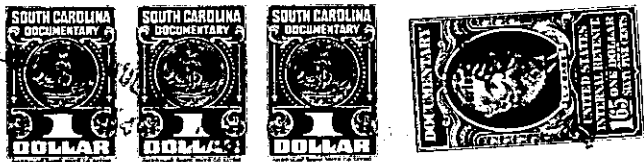
to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Woodrow Snipes, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, County of Greenville, State of South Carolina, in that area known as Caesar's Head, being in and near and constituting a part of Section A of said property and having according to a plat entitled "Property of Woodrow Snipes" prepared by Thomas C. Keith, Registered L. S., dated October 4, 1963, the following metes and bounds:

BEGINNING at an iron pin on the edge of the right of way of the Geer Highway (leading to Brevard, North Carolina) running thence along the easterly edge of said right of way, N. 30-01 E. 187.1 feet to an iron pin; thence with the line of property of Robert Coleman, S. 35-40 E. 239.5 feet to an iron pin; thence S. 52-52 E. 170.6 feet to an iron; thence N. 35-40 W. 166.8 feet to an iron pin, the beginning corner, the same containing approximately 0.8 acres.

The Grantor expressly reserves for its own benefit and for the benefit of Robert Coleman a strip of land 20-feet in width fronting on the East side of U. S. Highway 276 some 20-feet and running back along the northeast boundary of the lot hereinabove conveyed to the property of the said Robert Coleman, to be used as an entrance road for ingress and egress to and from the said Coleman Property and for no other purpose, which Reservation shall inure to the Grantor, the said Robert Coleman and the successors, executors, heirs and administrators of each.

This conveyance is made, however, subject to the following restrictions, which shall be deemed as covenants running with the land, to-wit: (1) the property herein conveyed shall be used only for residential purposes; and (2) no hotel, inn, boarding house, cafe, restaurant, or any type of commercial eating establishment may be erected or operated on the property herein conveyed.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this 27th day of December, 1963.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Jane Baker and Wilma Chapman.

CAESAR'S HEAD CO., INC. By [Signature] And Elizabeth Lucas Marchant

State of South Carolina, COUNTY OF GREENVILLE

PERSONALLY appeared before me Wilma Chapman and made oath that she saw T. M. Marchant, Jr. as President and Elizabeth Lucas Marchant as Secretary of Caesar's Head Co., Inc. a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Ione Baker, witnessed the execution thereof.

SWORN to before me this 27th day of December, A. D. 1963. Jane Baker (L. S.) Notary Public for South Carolina.

Handwritten signature of Wilma Chapman.

Recorded this day of 19 at M. No.

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