

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Mary S. Lee

in the State aforesaid

in consideration of the sum of Two Thousand One Hundred two and 50/100---and assumption of mortgage DOLLARS,

to me paid by J. W. McLean

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 J. W. McLean---All those pieces, parcels or lots of land in Greenville Township--

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

on the East side of Arcadia Drive, in subdivision known as North-gate, and being more particularly described as follows:

Parcel 1: That certain lot of land being known and designated as Lot #18 of Block B of the lands of the Utopian Developing Company, as shown on plat of C. M. Furman, Jr., Engineer, made June, 1926, and recorded in the office of R. M. C. for Greenville County in Plat Book G at pages 135, 136.

Parcel 2: That certain lot or strip of land being known and designated as the Northern part of lot 19 Block B of the lands of the Utopian Developing Company, as shown on plat of C. M. Furman, Jr., Engineer, above referred to, and being more particularly described as follows:

Beginning at an iron pin on the E. side of Arcadia Drive at the S. W. corner of Lot #18 and running thence along the E. side of Arcadia Drive 15' to a point; thence parallel with the Southern line of lot #18 to a point in line of lot #4, which point is 15' distant from the rear corner of Lot #18; thence along line of lot #4 in a Northerly direction 15' to the S. E. corner of Lot #18; thence along line of Lot #18 129.6' to the beginning corner.

This conveyance is made subject to the following restrictions:

(1) The property herein conveyed, or any part thereof, shall never be sold, rented or otherwise disposed of to any person having any percentage of negro blood.

(2) The said property shall not be used at any time from any business purpose, or for anything which would constitute a nuisance.

(3) The property herein conveyed shall never, at any time, be recut or subdivided so as to face in any other direction than as shown on the plat of the same.

(4) No building shall ever be erected upon said property nearer than 40 feet to the present line of the street upon which it faces.

(5) No building (other than outbuildings appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected upon the said property.

(6) The said lot is sold subject to an easement of two feet parallel with the rear line of said lot, for the purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in said subdivision, with the right of entry for the purpose of erecting, renewing or repairing of said utilities.

As part of the consideration for this conveyance the grantee assumes and agrees to pay the balance of \$2897.50 on the mortgage originally for \$4750.00 executed by Hicks Jones to South Carolina Security Company, dated June 24, 1929 and recorded in office of R.M.C. for Greenville County in Vol. 209 page 25, which mortgage has been duly assigned to and is held by The Metropolitan Life Insurance Co.

This is the same property conveyed to the grantor by deed dated June 30, 1931, recorded in Vol. 121 page 240, and deed dated June 30, 1931, recorded in Vol. 121 page 241.