

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Laurens Road Development Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Two Hundred Seventy-five and no/100 (\$275.00) 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 Sarah Kee Price

All that certain piece, parcel or lot of land situate, lying and being on the northwest side of Simmons Avenue about two and a half miles southeast of the Greenville County Court House near the Laurens Road in Greenville County, South Carolina, being known and designated as Lot No. 194 on plat of East Lynne Addition made by Dalton & Neves, Engineers, May, 1933, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 220, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Simmons Avenue, joint front corner of Lots No. 193 and 194, and running thence with the line of Lot No. 193, N. 54-40 W. 218.5 feet to an iron pin; thence with the rear line of Lot No. 117, N. 30-35 W. 27 feet to an iron pin at corner of property now or formerly of H. A. Rouch; thence with said Rouch property line S. 36-43 W. 53 feet to an iron pin, joint rear corner of Lots No. 194 and 195; thence with the line of Lot No. 195, S. 51-22 E. 259.7 feet to an iron pin on the northwest side of Simmons Avenue; thence with said Simmons Avenue N. 21-00 E. 60 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on said lot costing less than \$1250.00.
- (4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.