TITLE TO REAL ESTATE

ELTS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of the County of Greenville, in the State aforesaid, in consideration of the sum of Five Hundred ($500.00) Dollars and the restrictions hereinafter set forth, xxxxxx to me in hand paid at and before the sealing of these presents by Buena F. Long (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 Buena F. Long, her heirs and assigns,

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

about six miles south of Greenville Court House, east of the Augusta Road, on Eastview Drive, being known and designated as Lot Number Thirty Two (No. 32) on plat and survey of subdivision known as "Clearview", made by M. H. Woodward, R. E., Dec. 1945, recorded in R. M. C. Office for Greenville County in Plat Book "P", page 1, and, according to said plat, having the following metes and bounds, to-wit:-

Beginning at iron pin on south side of Eastview Drive, joint front corner of Lots Nos. 32 and 33 on said plat, and running thence S. 18-04 E. 211.2 feet along line of Lot No. 33 to iron pin on north side of Clearview Drive; thence easterly along the north side of Clearview Drive, 86.4 feet to iron pin, joint rear corner of Lots Nos. 32 and 31; thence N. 18-04 W. 216.8 feet along the line of Lot No. 31, to iron pin on south side of Eastview Drive; thence S 71-56 W. 86.2 feet along the south side of Eastview Drive to point of beginning. This is part of a tract of 18.91 acres, more or less, conveyed to me by Willis, et al., by deed dated Nov. 3, 1944 and recorded in Vol. 269, page 179, said R. M. C. Office.

This property is conveyed, however, subject to the following uniform restrictions, which are part of the consideration, to-wit:

1. That any residence erected on the above property shall face Eastview Drive.
2. That no residence shall be erected on said property costing less than Four Thousand ($4,000.00) Dollars, exclusive of lot;
3. That no building shall be erected on said property nearer than Fifty Five (55) feet to the south side of Eastview Drive;
4. That said property shall be used for residential purposes only and not for any commercial purposes;
5. No surface closet shall be placed or uses on said property.
6. That no part of said property shall be sold or rented to, or otherwise disposed of to, any person or persons of African descent.