

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Hall & Cox

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 Twenty-six Hundred & no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 W. C. Hendrix Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land situate about two and one-half miles Southeast of the City of Greenville, near the Laurens Road, in Greenville County, South Carolina, known and designated as Lot No. 75 on Plat of East Lynne, made by Dalton & Neves, Engineers, June 1931, and having according to said Plat which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, page 195, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast side of Lindsay Avenue, at joint corner of Lots Nos. 75 and 76, and running thence with joint line of said lots, S. 55-45 E. 151 feet to an iron pin at rear corner of Lot No. 100; thence with the line of said lot N. 35-06 E. 76.7 feet to an iron pin on the South side of Sycamore Drive; thence with said Sycamore Drive N. 88-52 W. 29.9 feet to a point on said Drive; thence continuing with said Drive N. 73-29 W. 100 feet to an iron pin; thence with said Drive S. 81-11 W. 43.6 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 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.

The grantor herein is a corporation organized and existing under the laws of the State of South Carolina, and is the successor of Hall Bros. & Co. The charter of said corporation having been amended changing the name of Hall & Cox. This is the same lot of land conveyed to Hall Bros. & Co. by Laurens Road Development Company by deed dated March 10, 1937, and recorded in the R. M. C. Office for Greenville County in Deed Book 194, page 2.