

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 I, W. Harold Arnold, as Trustee

in the State aforesaid

in consideration of the sum of Six Hundred Fifty & no/100 DOLLARS.

to me paid by Eleanor H. Martin

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 Eleanor H. Martin.

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

situate, lying and being on the North side of Camille Avenue, just off McDaniel Avenue, and being known and designated as the grantor portion of Lot No. 24 according to plat of property of the T. Q. Donaldson Estate, which plat is recorded in Plat Book "H", page 284, R.M.C. office for Greenville County, and said greater portion of Lot No. 24 is more particularly described as follows:

Beginning at a stake on the North side of Camille Avenue, which stake is S. 73-53 E. 175 feet from McDaniel Avenue, and running thence N. 16-10 E. 138.6 feet to a stake; thence S. 78-10 E. 65 feet to a stake joint rear corner of Lots Nos. 23 and 24; thence with line of lot this day conveyed to M. Rush Thackston S. 16-10 W. 143.3 feet more or less to stake on the North side of Camille Avenue, which stake is 6 feet West of the joint front corner of Lots Nos. 23 and 24; thence N. 73-53 W. 65 feet to the beginning corner.

The above is a portion of the same conveyed to the grantor by Sarah E. Barnes by her deed dated August 14, 1935, and recorded in Deed Book 182, page 14, R. M. C. Office for Greenville County, and this deed is made pursuant to the terms of trust contained in said deed. Subsequent to the execution of said deed from Sarah E. Barnes to the grantor the said Sarah E. Barnes conveyed her interest or equity in said trust property to Romayne Barnes by instrument dated November 15, 1935, and recorded in Deed Book 256, page 231, R.M.C. Office for Greenville County.

The following restrictions shall be imposed against said lot which shall not be construed as a forfeiture for the violation thereof, but are merely imposed for the benefit of all lots owners in this subdivision;

1. The above lot shall be used only for residential purposes.
2. No dwelling shall be erected on said lot nearer than 30 feet to Camille Avenue.
3. No dwelling or residence shall be erected on said lot costing less than \$3500.00.
4. The above property shall not be leased, rented, sold or otherwise disposed of in any manner to persons of African descent.