

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, Ruby Smith Edwards

in the State aforesaid

in consideration of the sum of Two Thousand (\$2,000.00)

DOLLARS,

to me paid by Estelle N. Earle

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 Estelle N. Earle

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

on the West side of McDaniel Avenue just outside the City of Greenville, being known and designated as Lot No. 6 of the property of the Estate of T. Q. Donaldson according to a plat of C. M. Furman, Jr., May 1930 and recorded in R. M. C. Office for Greenville County in Plat Book "I" at page 26 and having the following metes and bounds according to said plat, to-wit:

Beginning at an iron pin at the northwest corner of McDaniel Ave. and Crescent Court and running thence with McDaniel Avenue N. 9-0 E. 75 feet to an iron pin corner of Lot No. 5; thence with line of Lot No. 5, N. 81 W. 180 feet to point in line of Lot 11; thence with line of Lot 11, S. 9-0 W. 75 feet to an iron pin on Crescent Court; thence with Crescent Court S. 81 E. 180 feet to the beginning corner, and being the same lot of land conveyed to Ruby Smith Edwards by Alma Nance Smithwick by deed dated August 19, 1936 and recorded in Deed Book, Vol. 187 at page 107.

In said deed it appears that the depth of said lot is given as 160 feet. At that time there was a 40 foot street in the rear of said lot running parallel with McDaniel Ave. The grantor herein obtained the said additional depth of 20 feet by agreement of all the property owners to close said street and re-arrange all of said lots according to the aforementioned plat, said agreement being dated December 7, 1936 and recorded in Deed Book, Vol. 188 at page 354.

The above conveyance is made subject to the following building restrictions, which are for the benefit of the property owners:

1. The property shall be used for residential purposes only, and for which people only.
2. No residence shall be erected on the property nearer the street than 35 feet.
3. No residence is to be erected on the lots facing McDaniel Avenue which shall cost less than \$5,000.00, nor on lots facing Crescent Court of less than \$4,000.00.