

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

in the State aforesaid.
in consideration of the sum of Three hundred ninety (\$390.00) & no/100 DOLLARS,

to me paid by Wayne W. West and Willie Mae West

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 Wayne W. West and Willie Mae West

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

known and designated as Lot No. 30 according to a plat of Lanneau Drive Highlands made by Dalton & Neves, Engineers, August, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "D" at pages 288-289, and having according to said plat the following metes and bounds:

Beginning at a point on the Eastern side of Ottoway Drive 150 feet Northwest of the Northeastern intersection of Ottoway Drive with East Faris Road, and running thence with Ottoway Drive N. 26-13 W. 50 feet to a point joint Western corner of Lots Nos. 29 and 30; running thence along the dividing line of said lots N. 63-47 E. 150 feet to a point joint corner of Lots Nos. 4, 5, 29 and 30; running thence along the dividing line of Lots Nos. 4 and 30; S. 26-13 E. 50 feet to a ten foot alley; running thence along said alley S. 63-47 W. 150 feet to the point of beginning.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be to the best interest of all concerned:

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3,500.00
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.