

TITLE TO REAL ESTATE

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 Nine hundred ninety (\$990.00) & no/100----

DOLLARS,

to me paid by C. H. Pitts

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 C. H. Pitts

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

known and designated as Lot No. 1 of Lanneau Drive Highlands according to plat by Dalton & Neves, Engineers, made August 1937 and recorded in the R. M. C. Office for Greenville County in Plat Book "D", Pages 288-289, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin at the Northwestern intersection of East Faris Road and Ponce de Leon Drive, and running thence with East Faris Road S. 63-47 W. 54 feet to an iron pin joint Southern corner of Lots Nos. 1 and 2; thence along the dividing line of said lots N. 26-13 W. 150 feet to a point in line of Lot No. 4; thence with the line of Lot No. 4 N. 63-47 E. 54 feet to a point on Ponce de Leon Drive; thence with said Ponce de Leon Drive S. 26-13 E. 150 feet to the point of beginning.

Subject to an easement along the rear ten feet of the above described property for an alley which extends from Ponce de Leon Drive to Ottoway Drive. This easement is for a private alley for the use of property owners whose property adjoins this alley and is not a public right-of-way.

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 \$3,000.00.
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 to any property line.
5. Nothing that constitutes a nuisance or injury to others' property shall be permitted.
6. Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.