

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 One thousand thirty five (\$1,035.00) & no/100

DOLLARS,

to me paid by H. S. Sellers

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 H. S. Sellers

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

known and designated as Lots Nos. 13 and 14 of Lanneau Drive Highlands according to plat by Dalton & Neves, Engineers, August, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "D", Pages 288-289, and having the following metes and bounds:

Beginning at a point on the Western side of Ponce de Leon Drive, joint Eastern corner of Lots Nos. 12 and 13, and running thence with Ponce de Leon Drive N. 26-13 W. 100 feet to an iron pin, joint Eastern corner of Lots Nos. 14 and 15; thence along the dividing line of said lots S. 63-47 W. 160 feet to an iron pin, joint Western corner of Lots Nos. 14 and 15; thence along the rear line of Lots Nos. 13 and 14 S. 26-13 E. 100 feet to an iron pin, joint Western corner of Lots Nos. 13 and 12; thence along the dividing line of said lots N. 63-47 E. 160 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 \$3,000.00.
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 of 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.