

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That Colonia Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Hundred dollars and exchange of properties valued at Seven Hundred & Fifty DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Lula and Adeline Cleland

All that certain piece, parcel or lot of land in Greenville Township, State and County aforesaid, being known and designated as Lot No. 272 according to plat of Colonia Company made by Dalton & Neves and recorded in R. M. C. Office for Greenville County in Plat Book J, pages 4 & 5 and being more particularly described as follows:

Beginning at an iron pin 316 ft. from the South-east corner of Clarendon Ave. and Franklin Road, corner of Lots Nos. 271 and 272 and running thence S. 24.42 E. 200.6 ft. to an iron pin on rear line of Lot No. 264; thence along the rear line of Lots Nos. 263 and 264 S. 65.13 W. 165 ft. to iron pin, corner of Lots Nos. 272 and 273; thence along the line of Lot No. 273 N. 24.42 W. 200.6 ft. to iron pin on South side of Clarendon Ave.; thence along the line of Clarendon Ave. N. 65.13 E. 105 ft. to the point of beginning.

This conveyance is made subject to the following restrictions:

1. No building other than residence shall be erected on lot herein conveyed and for white persons only except it will be permissible to build quarters for one's own servants.
2. Said lot shall not be subdivided at any time within ten years from this date so that any lot shall front less than 80 ft. on Clarendon Ave.
3. No house costing less than \$4,000 shall be erected on the lot herein conveyed.