

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Emma C. Poag, of the City of Greenville, County of Greenville,

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of

Eight Hundred and no/100 (\$800.00) Dollars

to me \_\_\_\_\_ in hand paid

at and before the sealing of these presents by

J. Hudson Williams

(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

J. Hudson Williams, his heirs and assigns forever:

"All those certain pieces, parcels or lots of land situate, lying and being near the City of Greenville, on the Laurens Road Sub-division of the property of Emma C. Poag, as shown on plat of said Sub-division made by Dalton & Neves, in June, 1939, and recorded in the Office of R. M. C. for Greenville County in Plat Book K, page 68; and being known on said Plat as Lots Nos. 17 and 28; said lots being more fully described my metes and bounds as follows:

Lot 17: Beginning at an iron pin on James Street at the joint corners of Lots 16 and 17 and running thence with a joint line of said lots 16 and 17, S. 55-45 E. 174.9 feet to iron pin; thence N. 38-25 E. 70.2 feet to iron pin at joint corners of Lots 17 and 18; thence along joint line of said lots 17 and 18, N. 55-45 W. 179.8 feet to iron pin on James Street; thence with James Street S. 34-15 W. 70 feet to iron pin, which is the beginning corner.

Lot 28: Beginning at an iron pin on the south side of Davis Street at the joint corners of Lots 27 and 28; and running thence with joint line of said lots 27 and 28, S. 34-15 W. 175 feet to iron pin; thence N. 55-45 W. 70 feet to iron pin at joint corners of Lots 28 and 29; thence with joint line of said lots 28 and 29, N. 34-15 E. 175 feet to iron pin on Davis Street; thence with Davis Street, S. 55-45 E. 70 feet to iron pin, which is the beginning corner."

RESTRICTIONS AND CONDITIONS.

1. The lot of land hereby conveyed shall be used exclusively for single family residents for white persons only (except as to servants of occupants), and shall never be sold, rented or otherwise disposed of, to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
  2. No residences, other than outbuildings appurtenant to building, costing less than \$2000.00 shall be erected thereon prior to January 1, 1986.
  3. No surface closet or cesspool shall ever be used on said lot, but only septic tanks or other similar sewers.
  4. The lot shall not be recut and only one dwelling erected thereon.
  5. No house shall be erected on this lot less than 30 feet from the Highway line.
- The foregoing conditions are not conditions subsequent but are to be deemed covenants running with the land and binding on all owners and occupants thereof.