

TITLE TO REAL ESTATE--G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County }KNOW ALL MEN BY THESE PRESENTS, That I, W. Raymond Williams, Jr., as Trusteeof the State aforesaid,
in consideration of the sum of
Three Hundred Seventy-five (\$375.00) Dollarsto me in hand paid
at and before the sealing of these presents by Fred F. Cook(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
Fred F. Cook

All that piece, parcel or lot of land in

Township Greenville County State of South Carolina.

All that certain piece, parcel and lot of land, lying and being situate in the County and State aforesaid, on the northern boundaries of the village of Travelers Rest and being known and designated as Lot No. 11 in a plat of "Love Estates", which said plat is recorded in the office of the R. M. C. for Greenville County in Plat Book "I" at pages 111 and 112, and shown by courses and distances, metes and bounds as follows, to-wit: BEGINNING at a point on the Buncombe Road at joint corners of lots Nos. 10 and 11 in said subdivision and running thence along the joint line of lots 10 and 11 S. 36-21 E. 541 feet to branch; thence down said branch as a line 99 feet to corner of lot No. 12; thence along the joint line of lots 11 and 12 N. 36-21 W. 527 feet to the Buncombe Road; thence along the said Buncombe Road S. 83-50 W. 100 feet to the beginning corner.

This conveyance is made subject to the following reservations and restriction, to-wit:

- (1) The said property shall never be sold to any person of African descent.
- (2) For a period of ten (10) years from the date of this conveyance said property shall not be used for any business purposes.
- (3) No residence (except for private garages and out buildings) shall be constructed on said property of less value than Two Thousand (\$2,000.00) Dollars, exclusive of the lot value.
- (4) It is further provided that no residence shall be erected on this lot within 50 feet of the street line.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the subdivision from which the lot here conveyed is taken.