

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381-2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I. Vance Edwards, of Greenville County,

in the State aforesaid.

in consideration of the sum of Fourteen Hundred & no/100 (\$1400.00)

DOLLARS,

to me paid by W. F. Roe and Ivy W. Roe,

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 W. F. Roe and Ivy W. Roe,

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

on the northern side of Super Highway No. 29, containing 3.50 acres, according to plat made by R. E. Dalton, December 1943, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Super Highway No. 29, at the corner of property this date conveyed by Vance Edwards and Robert J. Edwards, as Committee for James M. Edwards, to Ansel W. Melton and Ruby E. Melton, and running thence along the northern side of Super Highway No. 29, N. 43 E. 335 feet to iron pin at the intersection of said Super Highway and a County Road, and running thence along the western side of said County Road, N. 7-23 W. 247 feet to iron pin on bend in said road; thence continuing N. 25-27 W. 213 feet to iron pin on Lee Road; thence with the southern side of Lee Road, S. 72-48 W. 258.8 feet to iron pin, corner of property of James M. Edwards; thence with line of said property and that of Ansel W. Melton and Ruby E. Melton, S. 13-07 E. 623 feet to the point of beginning.

It is understood and agreed that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and are for the mutual benefit of the grantee and the owners of other property adjacent thereto and situate in the same vicinity.

- (1) Said property nor any part thereof shall never be sold, rented or otherwise disposed of to persons of African descent.
- (2) Said property shall be used for residential purposes for white people only.
- (3) That no filling station, tourist or trailer camp, public dance hall, or any similar place which would constitute a nuisance shall ever be erected or constructed on said property.
- (4) No dwelling shall be erected thereon costing less than Four Thousand (\$4000.00) Dollars.

For Release of Restrictions see Deed Book 1088 of pg. 588.