

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Harriet H. Parker

..... 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
Violet G. Pinner

(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

Violet G. Pinner, her heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of New Buncombe Road (also known as U. S. Highway No. 25) in Paris Mountain Township, Greenville County, S. C. known as Lot No. 3 on plat of the property of Harriet H. Parker made by Dalton & Neves, Engineers, November 1939, and recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book "J" at pages 142 and 143, and having, according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of the New Buncombe Road at joint front corner of Lots 2 and 3 and running thence with line of Lot 2, S. 26-15 W. 641.5 feet to an iron pin on the Northeast side of a 40 foot road; thence with the Northeast side of said 40 foot road S. 38-51 E. 150.25 feet to an iron pin in said road at joint rear corner of Lots 3 and 4; thence with line of Lot 4, N. 26-15 E. 642 feet to an iron pin on the Southwest side of New Buncombe Road; thence with the Southwest side of the New Buncombe Road, N. 39-03 W. 150 feet to the beginning corner, and containing 2 acres, more or less.

The above lot of land is cut from and a part of Tracts No. 63, 67 and/or 69 according to Plat No. 2 of Parker Land Company made by A. S. Bedell in April, 1914, and reduced in scale by R.E. Dalton in December, 1920, which plat as reduced in scale is recorded in the R.M.C. Office for Greenville County in Plat Book "E", at page 276. The above mentioned tracts of land were conveyed to the grantor herein by deed of Parker Land Company dated December 31, 1924, and recorded in the RMC Office for Greenville County in Deeds, Volume 80, at page 80.

The grantor herein has conveyed to the Southern Bell Telephone & Telegraph Company a right-of-way for a telephone line to run through and over the tracts of land of which this lot is a part and this conveyance is made subject to such right-of-way.

This conveyance is made subject to the restriction against sale or disposal of this property to persons of African descent as expressed in the deed of Parker Land Company to Harriet H. Parker recorded in the RMC Office for Greenville County in Deeds Volume 80 at page 80, and to the following additional restrictions:

- (1) That no use be made of this lot for other than residential purposes.
- (2) That no house or other building be erected on this lot within 100 feet of the right-of-way of the New Buncombe Road, and no barn or other outbuildings be erected nearer than 150 feet of said 40-foot road.
- (3) That no house or other building be erected on this lot within 50 feet of the right-of-way of the 40-foot road.
- (4) That no negro house be erected on this lot other than a servant's house located not less than 200 feet from the 40-foot road referred to herein.
- (5) No house is to be built fronting New Buncombe Road with value of less than \$2500.00.
- (6) No house is to be built fronting the 40-foot road with a value of less than \$1,500.00.