

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That FURMAN INVESTMENT 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 Thousand and no/100 (\$1,000.00) ~~REKREK~~

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

Ed C. Stephens and Gertrude H. Stephens, their Heirs and Assigns-

All that certain piece, parcel or lot of land situate lying and being on the Northwest side of Sumner Street, partly within and partly outside the corporate limits of the City of Greenville, in County of Greenville, State of South Carolina, being shown as Lot No. 15 of Block B on plat of property of Pendleton Street Realty Association recorded in the RMC Office for Greenville County, S. C. in Plat Book A at pages 122 and 123, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Sumner Street at joint front corner of Lots 15 and 16 of Block B, said pin being 94 feet 8 inches Northeast from a bend in Sumner Street and running thence with line of Lot 16, N. 74-45 W. 190 feet 5 inches to an iron pin in line of Lot 19; thence with line of Lot 19, N. 31-26 W. 59 feet 2 inches to an iron pin on the South side of McBee Boulevard; thence with the South side of McBee Boulevard in an Easterly direction 10 feet to an iron pin at corner of Lots 14 and 15; thence with line of Lot 14, S. 74-45 E. 230 feet 8 inches to an iron pin on the Northwest side of Sumner Street; thence with the Northwest side of Sumner Street S. 15-15 W. 50 feet to the beginning corner.

This property is subject to the following building restrictions:

1. This property shall be used for residential purposes only and no mercantile establishment to any kind shall be conducted thereon.
2. This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.
3. No building shall be erected on said lot nearer than 30 feet to Sumner Street.
4. Grantor to pay 1945 City, and State & County Taxes.