

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, MINNIE P. COCHRANE

in the State aforesaid
in consideration of the sum of SEVEN HUNDRED TWENTY FIVE AND NO/100 - - - - -
DOLLARS,

to me paid by WILLIAM E. CROOKS

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 William E. Crooks, and his heirs and assigns, forever,

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

on the southwestern side of Augusta Drive East, being the major portion of Lot No. 39 and the western portion of Lot No. 40 on plat of the property of the Estate of D. W. Cochrane and Minnie P. Cochrane, recorded in the R.M.C. Office for Greenville County in Plat Book "I" at pages 92 and 93, and when described as a whole, contains the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Augusta Drive East and an unnamed street, and running thence along Augusta Drive East S. 56-22 E. 68.4 feet; thence S. 50-44 E. 30.7 feet to an iron pin to corner of land now or formerly owned by Clarence E. Cox; thence with the line of said lot S. 29-34 W. 158.7 feet to an iron pin; thence N. 52-04 W. 78.3 feet to an iron pin on unnamed street; thence with the eastern side of said unnamed street N. 21-56 E. 159.1 feet to the point of beginning.

Grantor to pay the 1945 taxes.

This conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof.

1. No building (other than outbuildings appurtenant to dwelling) shall be erected upon said lot costing less than \$4000.00.

2. No building shall be erected on said lot within 50 feet from the street upon which said lot faces.

3. Said lot shall be used exclusively for residential purposes for white people only and the same shall not be used for any commercial purposes.