

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Mary G. Traxler

in the State aforesaid,
in consideration of the sum of
ten dollars and other valuable considerations, Dollars

to me in hand paid
at and before the sealing of these presents by Chester A. Reece

(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
Chester A. Reece

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

known as Lots #51 and #52, Country Club Estates, lying and being on Sylvan Drive near the City of Greenville, County of Greenville, State of South Carolina, being designated as Lots #51 and #52 on Plat of Country Club Estates made by Dalton and Neves, Engineers, October, 1926 and recorded in the R.M.C. Office, County of Greenville, South Carolina in Plat Book "G", on Pages 190 and 191, the following metes and bounds, to wit:

Beginning at an iron pin on the Northern side of Sylvan Drive, Country Club Estates, near Greenville, South Carolina, joint corner of Lots #52 and #53, thence N. 23-22 W. 135.7 feet to an iron pin at joint rear corner of Lots #38, #39, #52 and #53; thence S. 66-38 W. 100 feet to an iron pin at joint rear corner of Lots #40, #41, #50 and #51; thence S. 23-22 E. 160.5 feet to an iron pin at joint front corner of Lots #50 and #51; thence, N. 44-38 E. 53.9 feet to an iron pin at joint front corner of Lots #51 and #52; thence N. 67-13 E. 50 feet to an iron pin on Sylvan Drive at joint front corner of Lots #52 and #53, the point of beginning.

The above-described property is subject to the following restrictions:

- (1. Said property is to be used exclusively for residential purposes.
 - (2. No building shall be built nearer than 35 feet to street.
 - (3. Said property shall never be disposed of, rented or sold or otherwise conveyed to any person having any percentage of negro or African blood.
 - (4. No building shall be constructed costing less than \$3,000.00.
- This restrictions is not applicable to outbuildings appurtenant to dwelling.
- (5. Grantor reserves the right to place along the street and alleys sewer pipes, electric wires, car tracks and any lines or pipes for utilities without compensating the grantee, his heirs and assigns.