

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Roger S. Huntington

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.....

.....in the State aforesaid,
.....in consideration of the sum of
Twenty seven Hundred (\$2700.00) Dollars

to mein hand paid
at and before the sealing of these presents by Mary Ellen Crain Covington

(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

Mary Ellen Crain Covington, her heirs and assigns:

All those certain pieces, parcel or lots of land situate, lying and being in Greenville Town-
ship, Greenville County, South Carolina, near the Augusta Road School site, on Highland Drive,
and being known and designated as Lots No. 42 and 43 of the C. B. Martin subdivision, as shown
on a plat of record in Plat Book "F" page 102, and having, according to said plat, the following
metes and bounds, to wit:

BEGINNING at an iron pin on the northwest intersection of Tomassee Avenue and Highland Drive
and running thence N. 48-50 E. 180 feet to an iron pin on Tomassee Avenue, joint corner of
Lots 42 and 25; thence N. 41-10 W. 165 feet to an iron pin, joint corner of Lots 43, 44, 23
and 24; thence S. 48-50 W. 180 feet to an iron pin on Highland Drive, joint corner of lots 43
and 44; thence S. 41-10 E. 165 feet to the point of beginning.

This being the same property conveyed to the grantor herein by American Bank & Trust Company,
Trustee, dated June 12, 1923, and recorded in the R.M.C. office for Greenville County, S. C.,
in Deed Book 101, at page 66.

The property herein conveyed is subject to the following conditions and restrictions which
conditions and restrictions are part of the consideration for this deed and are expressly for
the benefit of all owners of lots as shown on plat above referred to, to-wit:

1. No building shall be erected nearer to the abutting sidewalk than thirty feet.
2. The property herein conveyed shall never be sold, rented or otherwise disposed of to a
person, or persons, having any percentage of Negro blood.
3. The property herein conveyed shall never be used for other than residential purposes, and
no residence costing less than \$5,000.00 on either or both of the lots shall ever be erected
thereon.