

TITLE TO REAL ESTATE

STEELE PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

I, G. F. Pitman

KNOW ALL MEN BY THESE PRESENTS, That

_____ in the State aforesaid,

_____ in consideration of the sum of
Six Hundred and Fifty and No/100 _____ Dollars

to _____ in hand paid
at and before the sealing of these presents by **Clara M. Kaplan**

(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
Clara M. Kaplan, her heirs and assigns

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

and located about $3\frac{1}{2}$ miles North of Greenville, South Carolina and being known and designated as Lot Numbers 18 and 52 on plat of subdivision known as Buncombe Park, said plat being on record in the Office of R. M. C. for Greenville County, S. C. in plat book M, page 12. For a more complete description of these lots, see said plat. This being a part of the same land conveyed to me by Julia Peterkin and this conveyance is made subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African descent.
2. That no building shall be erected on said lots costing less than the sum of \$2,000.00.
3. That no building shall be erected nearer the front line of said lot than ~~ten~~ ^{30 feet nor nearer} feet from either side line or nearer than five feet from the rear line of said lot.
4. That the grantor reserves to itself and its successors the right to authorize the placing maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
5. That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sewerage.
6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.
7. All out building is to be erected on rear of lot.