

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. W. McLean

in consideration of the sum of Eleven Thousand no/100 in the State aforesaid  
DOLLARS,

to me paid by Alice G. Meakin

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 Alice G. Meakin

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

on the east side of Arcadia Drive, in subdivision known as Northgate, lands of the Utopian Development Company, as per plat made by C. M. Furman, Jr., C. E. June 1926, recorded in R. M. C. Office for said county in plat book G, pages 135 and 136, as follows:

Parcel 1: That lot of land known and designated as Lot No. 18 of Block B, on the east side of Arcadia Drive, reference to the above mentioned plat being hereby made for a more complete and accurate description of the lot hereby conveyed.

Parcel 2: That lot of land on the east side of Arcadia Drive, in the above mentioned subdivision, known as the northern part of Lot No. 19, Block B, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Arcadia Drive at the southwest corner of lot 18, and running thence along the east side of Arcadia Drive 15 feet to a point; thence parallel with the southern line of lot 18 to a point in the line of lot 4, which point is 23 feet distant from the rear corner of lot 18; thence along line of lot 4 in a northerly direction 23 feet to the southeast corner of lot 18; thence along line of lot 18, 129.6 feet to beginning corner.

The above described property is subject to the following conditions and restrictions:

1. The property herein conveyed or any part thereof shall never be sold, rented, or otherwise disposed of to any person having any percentage of Negro blood.
2. The property shall not be used at any time for any business purposes or for anything which would constitute a nuisance. The property herein conveyed shall never at any time be re-cut or subdivided so as to face in any other direction than as shown on plat of same.
3. No building shall ever be erected upon said property nearer than forty feet to the present line of the street which it faces.
4. No building (other than out-building appurtenant to a dwelling) costing less than twice the cost of the lot shall be erected upon said property.
5. The said lot is subject to an easement of two feet parallel with the rear line of said lot for purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in the subdivision, with the right of entry for the purpose of erecting, renewing or repairing said utilities.

The Grantee is to pay 1946 taxes on the above property.