

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. S. Bradley, of Greenville County

in consideration of the sum of Fifteen Hundred and No/100 (\$1500.00) in the State aforesaid. DOLLARS,

to me paid by John W. Kerns, Sr. and Leone M. Kerns

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 John W. Kerns, Sr. and Leone M. Kerns

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

on the western side of S. C. Highway No. 291, being shown as Lot No. 6 on plat of the property of W. S. Bradley, made by Dalton and Neves in October, 1945, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of S. C. Highway No. 291, at joint front corner of Lots Nos. 5 and 6, and running thence with line of Lot No. 5, S. 87-17 W. 574.6 ft. to iron pin in line of property now or formerly owned by W. W. Burgess; thence with line of said property, S. 7-32 E. 178 ft. to iron pin; thence N. 88-40 E. 576.6 ft. to iron pin on right-of-way of Highway No. 291; thence with the western side of said Highway, N. 7-34 W. 192 ft. to the point of beginning; being a portion of the property conveyed to the grantor by the First National Bank of Greenville, S.C., as Trustee of the Estate of J. A. White, by deed recorded in Volume 282 at Page 219.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and are for the mutual benefit of the grantor, grantees and other persons owning lots as shown on the above referred to plat:

- (1) This property shall be used exclusively for residential purposes for white people only.
- (2) No dwelling shall be constructed thereon to cost less than \$5000.00.
- (3) This property shall never be sold, rented or otherwise disposed of to persons of African descent.