

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Ralph Beacham

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.....

.....in the State aforesaid,  
.....in consideration of the sum of  
Five Hundred and no/100 (\$500.00) Dollars

to me in hand paid

at and before the sealing of these presents by  
T. W. Donald and Thelma J. Donald

(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

T. W. Donald and Thelma J. Donald, their Heirs and Assigns, forever:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the Southern side of Lee Road, known and designated as the Northern half of Lot No. 12, as shown on plat of property of James M. Edwards made by R. E. Dalton, Engineer, April 1939, and containing .85 acres, more or less, and being more particularly described as follows:

Beginning at an iron pin on the Southern side of Lee Road, joint front corner of Lots No. 11 and 12, and running thence with the common line of said lots, S. 17-0 E. 508 feet to an iron pin in the line of Lot No. 9, which pin is also the joint rear corner of Lots No. 11 and 12; thence along the line of Lot No. 9, S. 77-22 W. 75.25 feet to a point in the line of Lot No. 9, which point is also in the center of the rear line of Lot No. 12; thence through the center of Lot No. 12, N. 17-00 W. 496.6 feet, more or less, to a point on the Southern side of Lee Road, in the center of the front line of Lot No. 12; thence along the Southern side of Lee Road, N. 73-00 E. 75 feet to an iron pin, the beginning corner.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the grantor, grantee and other persons owning property shown on the same plat.

- (1) Said property shall be used for residential purposes for white people only.
- (2) Said property, nor any part thereof, shall ever be used, sold, rented or otherwise disposed of to persons of African descent.
- (3) No filling station, tourist camp, trailer camp, or any place of amusement which shall constitute a nuisance shall ever be constructed on said property.
- (4) No dwelling shall be erected on said lot costing less than \$4,500.00.

This being part of the same property conveyed to the grantor by Robert J. Edwards, as Committee for James M. Edwards by deed dated April 26, 1946, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 290, at page 376.

The previous grantor, Robert J. Edwards as Committee has agreed to pay the State and County taxes for the year 1946.