

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, P. T. Bates

in the State aforesaid  
in consideration of the sum of Nineteen Thousand Five Hundred

DOLLARS,

to me paid by DeWitt U. Tilley and Leah G. Tilley

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 DeWitt U. Tilley and Leah G. Tilley

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

in subdivision known as Northgate, known and designated as Lot No. 3, Block I, of lands of Utopian Development Company as per plat made by C. M. Furman, Jr., C. E. June 1926, recorded in R. M. C. Office for Greenville County in Plat Book G, pages 135 and 136, said lot fronting on Morningdale Drive. Reference to said plat is hereby made, for an accurate description by metes and bounds.

Subject, however, 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 purpose or for anything which would constitute a nuisance. The property herein conveyed shall never at anytime 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 outbuilding 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 the easement of two feet parallel with the rear line of said lot for the 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 grantees agree to assume payment of 1946 taxes.