

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. J. Harold Martin, of the City of Greenville

in the State aforesaid. Ten dollars and other considerations

DOLLARS,

to me paid by Charles T. Merritt

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 Charles T. Merritt

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

on East Faris Road; known and designated as lot No. 1 on plat made by Dalton and Neves in June, 1937, and having according to said plat the following courses and distances to wit:

BEGINNING at an iron pin at the corner of E. Faris Road and Ponce de Leon Drive and running N 64-30 E seventy nine and three tenths (79.3) feet, to iron pin on the corner of lot No. 2; thence N 28-10 W one hundred and ninety and two tenths (190.2) feet to iron pin; thence S 64-30 W seventy two and seven tenths (72.7) feet to iron pin at corner on Ponce de Leon Drive; thence S 26-13 E one hundred and ninety (190) feet to beginning corner.

To have and to hold, all and singular, the premises before mentioned unto the said Charles T. Merritt and his heirs and assigns forever; subject however to the following conditions and restrictions, to wit:

1. The lot of land hereby conveyed shall be used exclusively for residence purposes, for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person whole or partly of African descent or used in any manner which may render neighboring property less desirable for residential purposes.

2. No structure (other than outbuildings appurtenant to dwelling) costing less than five thousand \$5,000.00 dollars shall be erected on said lot.

3. No house may be erected on said lot less than forty-five (45) feet of property line on E. Faris Road.

Conditions 2 and 3 shall remain in force until the last day of December, 1979 A.D.