

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
 County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That Greater Greenville Sewer District Commission

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Thousand & No/100 (\$1,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

John William Kerns, Sr., and Leone M. Kerns, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Parkins Mill Road near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #2 on map of Parkins Mill Subdivision of property of Greater Greenville Sewer District made by Dalton and Neves, Engineers August 1942, recorded in the R. M. C. Office for Greenville County, S.C. in Plat Book "M", page 119, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Parkins Mill Road at joint front corner of Lots 1 and 2, said pin being 107 feet in a southeasterly direction from the point where the Northeast side of Parkins Mill Road intersects with the Southeast side of Earle Boulevard and running thence with the line of Lot #1 N. 40-0 E. 249.4 feet to an iron pin; thence S. 50-0 E. 107 feet to an iron pin in line of Lot #3; thence with line of Lot #3 S. 40-0 W. 250 feet to an iron pin on the Northeast side of Parkins Mill Road; thence with the Northeast side of Parkins Mill Road N. 49-44 W. 107 feet to the beginning corner.

ALSO, all that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Parkins Mill Road near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #3 on map of Parkins Mill Subdivision of property of Greater Greenville Sewer District made by Dalton and Neves, Engineers, August 1942, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book "M", page 119 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Parkins Mill Road at joint front corner of Lots 2 and 3, said pin also being 214 feet in a southeasterly direction from the point where the northeast side of Parkins Mill Road intersects with the Southeast side of Earle Boulevard and running thence with the line of lot 2 and beyond N. 40-0 E. 300 feet to an iron pin; thence S. 50-0 E. 107 feet to an iron pin at corner of Lot #4; thence with the line of Lot #4 S. 40-0 W. 300 feet to an iron pin on the Northeast side of Parkins Mill Road; thence with the Northeast side of Parkins Mill Road N. 49-44 W. 107 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

1. No building or residence shall be erected in less than 40 feet of Parkins Mill Road.
2. No residence costing less than \$3,500.00 shall be erected on said lot.
3. Said lot is to be used for residential purposes only.
4. Said lot shall not be sold, rented or otherwise disposed of to any person of African descent.
5. Said lot or lots shall not be re-cut or subdivided as to face in any other direction than that shown on said plat.

This is a portion of the property acquired by the Grantor under deed from E. Inman, Master for Greenville County dated December 21, 1935, recorded in the R. M. C. Office for Greenville County, S.C., in Deed Book 183, page 3.

This conveyance is made by Greater Greenville Sewer District (Commission) by its duly authorized commissioners pursuant to an act of the General Assembly of the State of South Carolina, 1925 #362 and an act of the General Assembly of the State of South Carolina, 1926, #784, and all acts amendatory thereof.