

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }  
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That O. K. Schweirs

in the State aforesaid

in consideration of the sum of Four Hundred Ninety & 00/100

DOLLARS,

to me paid by Flora A. Ballenger,

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 Flora A. Ballenger,

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

near the City of Greenville known as Lot No. 17 on map of Lanneau Drive Highlands made in August 1937 by Dalton and Neves, Engineers, and having the following courses and distances according to said plat: Beginning at an iron pin on Ponce De Leon Drive at corner of Lot No. 18, and running thence with line of Lots Nos. 18 and 19, S. 63-47 W. 160 feet to iron pin on Lanneau Drive, corner of Lot No. 20; thence with line of Lot No. 20 S. 26-13 E. 50 feet to stake at corner of lot No. 16; thence with line of Lot No. 16, N. 63-47 E. 160 feet to iron pin on Ponce De Leon Drive; thence with Ponce De Leon Drive N. 26-13 W. 50 feet to the beginning corner, together with a right-of-way ten feet in width over Lot no. 20 for the purpose of ingress and egress into said lot from Lanneau Drive, said right ofway beginning at stake at joint corner of lots Nos. 17 and 19 and running with Lanneau Drive S. 1-09 W. 10 feet, thence N. 63-47 E. 15 feet, more or less, to line of Lot 17; thence N. 26-13 W. 10 feet,

This conveyance is made subject to the following restrictions which are imposed for the benefit of the grantor and may be modified by him when such modification is deemed by him to be the best interest of all concerned;

1. This property is for residential purposes only.
2. No residence shall be erected on this property costing less than \$3000.00
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of property line.
5. Nothing that constitutes a nuisance or injury to others property shall be permitted.
6. Grantor reserves the right to place along the streets and alleys on which said lot abuts, sewer pipes, electric wires, car tracts and any lines or pipes for public utilities without compensating the grantee, or her heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.
8. That no out-buildings of any kind are to be erected on said lot nearer than 20 feet of Lanneau Drive.

The grantee agrees to pay taxes for the year 1938.

For Releases to this deed see Page 319 in this Book