

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, C. E. Morgan, C. E. Hatch, J. W. Burnett, William Lowndes, Jr., J. T. Davenport, Mrs. Blanche H. McPherson and Mrs. May H. Goddard own property in the immediate vicinity of the property hereinafter described; and, in order to prevent its being sold and used for commercial purposes purchased said property, and caused it to be conveyed to C. E. Morgan, as Trustee for the purpose of restricting its use to residential purposes only, as evidenced by deed recorded in Book of Deeds "199" at Page 125,

KNOW ALL MEN BY THESE PRESENTS, That I, C. E. Morgan, as Trustee for C. E. Morgan, C. E. Hatch, J. W. Burnett, William Lowndes, Jr., J. T. Davenport, Mrs. Blanche H. McPherson, and Mrs. May H. Goddard, of Greenville County,

in the State aforesaid
in consideration of the sum of \$3,250.00 in cash, and exchange of real estate valued at \$2,000.00 - - - -
DOLLARS

to me ~~Thomas E. Eskew~~ paid by Thomas E. Eskew

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 Thomas E. Eskew, and his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the northern side of Augusta Road and East side of McDaniel Avenue, near the City of Greenville, being known and designated as Lots Nos. 10 and 11 on plat of Property of Wade Cothran made by Dalton & Neves, Engineers, in July, 1927, recorded in the R. M. C. Office for Greenville County in Plat Book "H" at Page 163, and being more fully described as follows:

Beginning at an iron pin on the north side of Augusta Road, at corner of Lot No. 11, which corner is 90 feet from the northwest corner of Augusta Road and McPherson Street, and running thence along the line of Lot No. 11, N. 49-17 E. 198.8 feet to an iron pin in line of Lot No. 12; thence along the line of Lot No. 12, N. 47-00 W. 37.8 feet to an iron pin, joint corner of Lots Nos. 12, 9 and 10; thence along line of Lot No. 9, S. 87-05 W. 174 feet to an iron pin on East side of McDaniel Avenue; thence along the East side of McDaniel Avenue, S. 9-35 W. 60 feet to an iron pin; thence S. 18-19 E. 44.2 feet to an iron pin on the North side of Augusta Road; thence along the Northern side of Augusta Road, S. 46-13 E. 65.5 feet to the beginning corner.

Also: All that other piece, parcel or lot of land adjacent to the above described lot and being more fully described as follows: Beginning at an iron pin on the North side of Augusta Road at the corner of Lot No. 10, and running thence along the North side of Augusta Road, S. 46-13 E. 90 feet to an iron pin at corner of McPherson Street; thence S. 46-13 E. 20 feet to a point in McPherson Street; thence along the line of McPherson Street, N. 49-17 E. 200 feet, thence N. 47 W. 20 feet to an iron pin at joint corner of Lots Nos. 11 and 13; thence along line of Lots Nos. 13 and 12, N. 47 W. 90 feet to joint corner of Lots Nos. 10 and 11; thence along line of Lot No. 10, S. 49-17 W. 198.8 feet to the beginning corner. This conveyance is made subject to whatever rights that may exist in McPherson Street.

This property is conveyed subject to the following restrictions: 1. No part of this property shall be used for any purpose other than residential for white persons only, except as to servants of occupants; 2. No residence shall be erected on this property, or any part thereof, costing less than \$7500.00, exclusive of the lot.

It is expressly covenanted and agreed by the delivery and acceptance of this deed that the foregoing restrictions constitute a valuable portion of the consideration for this conveyance and are to be construed as covenants running with the land; and are imposed for the protection of neighboring property, and especially of the persons named as beneficiaries of the trust recited in the preamble; and may be enforced by appropriate proceedings at law or in equity by any of said persons, or their heirs, assigns or successors in title, or by any property owner affected by violation, against the grantee, his heirs and assigns.