

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiars,

in the State aforesaid.

in consideration of the sum of Six Hundred Ninety (\$690.00) and no/100

DOLLARS,

to me paid by J. L. Yates, Jr., and Alice H. Yates

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 J. L. Yates, Jr., and Alice H. Yates

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

All that lot of land near the corporate limits of the City of Greenville, Greenville County, South Carolina, in Tax District No. 8-Gd, on the West side of Lanneau Drive and being known as lot No. 51 on map of Lanneau Drive Highlands, made by Dalton & Neves, August 1937, recorded in R. M. C. Office for Greenville County in Plat Book "D", pages 288-289, and having the following courses and distances according to said plat:

Beginning at an iron pin on the Western side of Lanneau Drive joint Eastern corner of Lots No. 51 and 52 and running thence along dividing line of said lots N. 79-49 W. 150 feet to a point joint rear corner; thence S. 10-11 W. 50 feet to a point joint rear corners of Lots No. 50 and 51; thence along dividing line of Lots No. 50 and 51 S. 79-49 E.. 153.7 feet to an iron pin on Western side of Lanneau Drive; thence with Lanneau Drive N. 5-51 E. 50.4 feet to beginning corner.

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

1. This property is for residential purposes only.
 2. No residence shall be erected on said property to cost less than \$3,000.00.
 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 then 35 feet or nearer than 5 feet of any 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 street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns.
 7. No whiskey or intoxicating beverages shall be sold on the property.
- Grantee is to pay taxes for the year 1939.