

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, Clyde S. Smith

.....in the State aforesaid.....
in consideration of the sum of..... Ten (\$10.00)

..... DOLLARS,
and love and affection

to..... me.....paid by Nancy Lee Smith

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..... Nancy Lee Smith. All my right, title and interest, being a one-half interest, in
and to

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

known and designated as Lot No. 27 of Lanneau Drive Highlands according to plat made by Dalton & Neves, Engineers, August 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book D, pages 288-289, and having the following metes and bounds, to-wit:

Beginning at a point on the Eastern side of Ottoway Drive, 300 feet North of the North-eastern intersection of Ottoway Drive with East Faris Road, and running thence N. 26-13 W. 50 ft. to a point, joint Western corner of Lots 26 and 27; thence along the dividing line of said lots N. 63-47 E. 150 feet to a point joint corner of Lots 7, 8, 26 and 27; thence along the dividing line of Lots 7 and 27 S. 26-13 E. 50 feet to a point joint corner of Lots 6, 7, 27 and 28; thence along the dividing line of Lots 27 and 28 S. 63-47 W. 150 feet to point of beginning.

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 than 3/4 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 her heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.