

TITLE TO REAL ESTATE

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

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. W. Raymond Williams, Jr., Trustee

.....in the State aforesaid,  
.....in consideration of the sum of  
One Thousand (\$1000.00)..... DOLLARS

to me.....in hand paid  
at and before the sealing of these presents by.....  
S. A. Philpot

(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  
S. A. Philpot

"All those three certain lots or parcels or land lying and being situate in the village of Travelers Rest in the County and State aforesaid and being known as lots 21, 22 and 23 on on a plat of "Love Estates", which said plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book I, pages 111 and 112. The said three lots are described separately on the plat as follows, to-wit:

"Lot No. 22 is in the corner of the Buncombe Road and another Road branching off the Buncombe Road and running past the Travelers Rest School Property into the village of Travelers Rest proper and specifically described on said plat as follows, to-wit: Beginning in the fork of the Buncombe Road at the School House Road and running thence along said School House Road S. 64 W. 265 ft. to lot 21; thence along line of lot 21 S. 44-50 E. 141.4 ft. to corner on Buncombe Road; thence along said Buncombe Road N. 32-30 E. 257 ft. to the beginning corner. Lot No. 21 begins on the Buncombe Road at the rear corner of Lot 22 at a point 257 ft. Southeast from the fork of the Buncombe Road and the School House Road and runs thence along the rear line of Lot No. 22 N. 44-50 W. 141.4 ft. to the School House Road; thence along said School House Road S. 64 W. 101.4 ft. to lot 23; thence along line of lots 23 and 20 S. 44-50 E. 200 ft. to the Buncombe Road; thence along said Buncombe Road N. 29-40 E. 100 ft. to the beginning corner. Lot No. 23 begins at a point on the School House Road at the western line of lot 21 and runs thence S. 44-50 E. 100 ft. to the Lot No. 20; thence along Lot 20 S. 46-50 W. 137.4 ft. to corner of lot 24; thence along line of lot 24 N. 26 W. 135.5 ft. to the School House Road; thence along said Road N. 64 E. 100 ft. to the beginning corner.

"The three lots above described are conveyed subject to conditions and limitations as follows, to-wit: Neither of the three lots shall ever be sold or rented to any person of African descent. On Lots Nos. 21 and 22 combined no building of less value than \$2000.00 may be constructed. On lot 23 no building to be used for business purposes shall be constructed, nor shall any building thereon be used for business purposes, for a period of ten years from the date of this conveyance. No residence (except for private garages and out-buildings) shall be constructed on lot 23 of less value than \$2000.00.

"It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable thereon by any owner of the lots thereof or by the owner of any lot in the Subdivision from which the lots here conveyed are taken."