

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, Lehman A. Moseley, of the County of Greenville

in the State aforesaid,  
in consideration of the sum of  
Seven Hundred Ninety-one and no/100 (\$791.00) Dollars and assumption of \$1500.00  
Mortgage and exchange of property valued at \$300.00 (Three Hundred Dollars)

to me  
at and before the sealing of these presents by  
John S. Smith and Ibera Smith

(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  
John S. Smith and Ibera Smith,

All that certain piece, parcel or lot of land, with all improvements thereon,  
situate and being on Rogers Avenue, known and designated as lot numbered fifty (50), and shown  
on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville  
County in Plat Book "I" at page 33, with the following lines, courses and distances, to-wit:-

Beginning at an iron pin on Rogers Avenue on the southern side of a six (6) foot  
sidewalk running along Rogers Avenue, joint corner of lots Numbered forty-nine (49) and fifty (50)  
thence along the sidewalk, N. 79-28 E., fifty (50) feet, to an iron pin, joint corner of lots  
numbered fifty (50) and fifty-one (51); thence with the line of lot numbered fifty-one (51), S.  
10-17 E., one hundred and fifty (150) feet, to an iron pin; thence S. 79-28 W. fifty (50) feet to  
an iron pin, joint corner of lots numbered forty-nine (49) and fifty (50); thence with the line  
of lot numbered forty-nine (49), N. 10-17 W. one hundred and fifty (150) feet to an iron pin,  
the beginning corner, reference being hereby had to said plat, which is made a part hereof.

Said property is sold subject to the following restrictions which constitute a  
part of the consideration therefor and shall be effective for a period of twenty-five (25) years  
from the date hereof.

1. Said property is to be used for residential purposes only.
  2. No house is to be erected on said lot nearer the sidewalk running along Rogers Avenue than twenty (20) feet.
  3. No residence is to be erected thereon at a cost of less than two thousand (\$2,000.00) Dollars.
  4. No house is to be erected thereon which does not meet the requirements enabling the securing of a Government Guaranteed Loan thereon.
  5. The property is not to be sold to any person of African descent.
- It is agreed that the purchaser is to pay all taxes due for 1940.