

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Lucy L. Hindman,

in the State aforesaid  
in consideration of the sum of Four hundred seventy-five (\$475.00) & no/100 DOLLARS,

to me paid by William James Epps and Florence Epps

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 William James Epps and Florence Epps

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

Known and designated as Lot #2 of Block K, of Highland Terrace according to plat recorded in the R. M. C. Office for Greenville County in Plat Book "D", at page 238, having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of Fairview Avenue 53 feet from the Northwestern intersection of Fairview Avenue and Water Street, and running thence with Fairview Avenue N. 80-08 W. 57.2 feet to an iron pin joint Southern corner of Lots Nos. 2 and 3; thence along the dividing line of said lots N. 9-52 E. 150 feet to an iron pin joint Northern corner of Lots Nos. 2 and 3; thence along the rear line of Lot No. 2 S. 76-43 E. 62 feet to an iron pin joint Northern corner of Lots Nos. 1 and 2; thence along the dividing line of said lots S. 13-17 W. 150 feet to the point of beginning.

Subject, however, to the following restrictions:

1. This lot is sold for residential purposes only and no dwelling shall be erected thereon that shall cost less than \$3,000.00 when completed, and no part of which shall be nearer the front line of said lot than the houses already erected on said street.
2. This lot is sold with the express covenant that it shall never be sold, rented or otherwise disposed of to any one of African descent.