

TITLE TO REAL ESTATE.—G.T. 201

43506 PROVISIONS—JANUARY CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley,

.....in the State aforesaid,
Twenty-Six Hundred Seventy-Five & no/100 (\$2,675.00)in consideration of the sum of
..... DOLLARS

to MEin hand paid
at and before the sealing of these presents by
W. F. Duncan,

(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
W. F. Duncan, his heirs and assigns:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Southeast side of Perry Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on plat of property of L. A. Moseley, made by Dalton & Neves, June, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 239, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the southeast side of Perry Road, joint corner of Lots No. 1 and 2, said pin being 60 feet in a southwesterly direction from the corner of Perry Road and Newland Avenue, and running thence with the line of Lot No. 1, S. 46-45 E. 145 feet to an iron pin; thence S. 43-15 W. 60 feet to an iron pin, joint rear corner of Lots No. 2 and 3; thence with the line of Lot No. 3, N. 46-45 W. 145 feet to an iron pin on the southeast side of Perry Road; thence with the southeast side of said Perry Road, N. 43-15 E. 60 feet to the beginning corner.

This is a portion conveyed to the grantor herein by deed of Mrs. Eugenia Juhan, dated June 21, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 223, at page 177.

- This property is conveyed subject to the following building restrictions:-
- (1) The said property shall be used for residential purposes only.
 - (2) No building shall be erected on said property costing less than Two Thousand (\$2,000.00) Dollars.
 - (3) No building shall be constructed on said lot nearer than thirty (30) feet to Perry Road.
 - (4) The said property shall never be used in any manner so as to constitute a nuisance.
 - (5) The said property shall not be sold, leased, rented or otherwise disposed of to or used by persons of African descent.

State of South Carolina, County of Greenville.

For Value Received, I, Eugenia Juhan, the owner and holder of that mortgage executed to me by L. A. Moseley for Twenty-five Hundred (\$2,500.00) Dollars on June 24th, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Vol. 291, at page 195, do hereby release and forever discharge the within described lot from the lien of said mortgage.

In the presence of: J. B. Hall
Patrick C. Fant. Mrs. Eugenia Juhan (L. S.)

State of South Carolina,
County of Greenville.

Personally appeared before me J. B. Hall and made oath that he saw the within named Eugenia Juhan sign, seal and as her act and deed deliver the within written release and that he with Patrick C. Fant witnessed the execution thereof.

Sworn to and subscribed before me this 11th day of October, 1940.
Patrick C. Fant, (L. S.) J. B. Hall
Notary Public for South Carolina.

Release recorded October 11, 1940 at 1:13 P. M. #14275 BY: E.G.