

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, O. K. Schwiers

.....in the State aforesaid.....  
in consideration of the sum of Ten (\$10.00) & No/100 and other valuable considerations DOLLARS,

to me paid by C. J. Wofford

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 C. J. Wofford

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

known and designated as Lot No. 3 of Lanneau Drive Highlands as shown on plat by Dalton & Neves, August 1937, recorded in the R. M. C. Office for Greenville County in Plat Book D, Pages 288-289, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of East Faris Road, 107 feet West of the Northwestern intersection of East Faris Road and Ponce de Leon Drive, and running thence with East Faris Road S. 63-47 W. 53 feet to an iron pin, joint Southern corner of Lots Nos. 3 and 31; thence along the dividing line of said lots N. 26-13 W. 140 feet to an iron pin in ten foot alley; thence with said alley N. 63-47 E. 53 feet to an iron pin in said alley, joint Northern corner of Lots Nos. 2 and 3; thence along the dividing line of said lots S. 26-13 E. 140 feet to the point of beginning.

Subject, however, to the following restrictions:

This conveyance is made subject to the following restrictions, which are imposed for the for the benefit of O. K. Schwiers and may be modified by him when such modification is deemed by him 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 35 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. O. K. Schwiers 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 his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.