

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The South Carolina National Bank of Charleston

a corporation chartered under the laws of the ~~xxxxxx~~ United States of America and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Twenty-one hundred & no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto F. Dean Rainey

All that piece, parcel or lot of land in Greenville Township, State and County aforesaid, on what is known as Crescent Avenue, and having the following lines and courses:

Beginning at an iron pipe on the North side of Crescent Avenue, 365 feet from the Northeast corner of Crescent Avenue and Jones Avenue, and at corner of lot No. 4 in division of property of J. A. McDaniel, thence along line of Lot No. 4 N. 1-00 E. 200 feet to an iron pipe on rear line; thence along rear line along property of grantor N. 84-37 E. 80 feet to an iron pipe, corner of lot No. 6; thence along line of Lot 6 S. 1-00 W. 200 feet to an iron pipe on the North side of Crescent Avenue; thence along the North side of Crescent Avenue S. 84-37 W. 80 feet to the point of beginning being known as Lot No. 5 on plat of property of J. A. McDaniel, and being the same lot conveyed to Moneta S. Allison on the 8th day of November, 1923, by W. Carroll McDaniel, by deed recorded in Vol. 90, page 223, minus, however, the five foot strip conveyed by Moneta S. Allison to the City of Greenville for the purpose of widening said Crescent Avenue, deed recorded in Book 97 at page 198, and being the same lot conveyed to the South Carolina National Bank of Charleston by the Norwood National Bank on November 30, 1927 and recorded in the R. M. C. Office for Greenville County in Vol. 121, page 137.

The grantee hereby assumes 1941 taxes and subsequent taxes.

Nevertheless, upon the following conditions however, which conditions are a part of the consideration for this deed and are expressly for the benefit of all owners of the lots as shown on plat of said property.

1. No building shall be erected nearer to the abutting sidewalk than 50 feet.
2. The facing of the lots as shown on said plat shall be strictly adhered to, however, more than one lot may be used for the purpose of erected a dwelling.
3. No building to be used as a dwelling shall be erected on the front of said lot other than a two story dwelling house, costing at least six thousand dollars.
4. The property conveyed shall never be sold or rented or otherwise disposed of to any person or persons of African descent.