TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 21381—2-6-42

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That W. Raymond Williams, Jr. as trustee

in the State aforesaid

in consideration of the sum of Three Hundred ($300.00) DOLLARS,

to me paid by J. C. Dorn

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 J. C. Dorn

All that certain piece, parcel and lot of land lying and being situate in Greenville County, State of South Carolina on the outskirts of the Village of Travelers Rest and being known and designated as lot No. 25 on a plat of "Love Estates", which said plat is recorded in the office of the R. M. C. for Greenville County in Plat Book I, pages 111 and 112 and described on that plat according to courses and distances as follows to-wit:

Beginning at a point on the south side of the road leading past the school house and running thence S. 26 E. along the joint lines of lots Nos. 25 and 26 a distance of 196.5 feet to corner on lot 18; thence N. 46-50 E. 104.2 feet to corner; thence along the joint line of lots Nos. 24 and 25 a distance of 166 feet to corner on the school house road; thence along said road S. 64 W. 100 feet to the beginning corner.

It is understood and agreed and made a part of the consideration for this conveyance that the grantee and his assigns, shall have the right to make one tap on the water line which serve this subdivision of property without consideration insofar as the grantor may be concerned. It is understood however that any connection fee or tapping fee or meter fee required by the water company shall not be included as a part of the consideration thereof.

This conveyance is made subject to the following reservations and restrictions, to-wit:

(1) The said property shall never be sold to any person of African descent.

(2) For a period of five years from the date of this conveyance said property shall not be used for any business purposes.

(3) No residences (except for private garages and out buildings) shall be constructed on said property of less than Two Thousand ($2,000.00) Dollars, exclusive of the lot value.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by the owner of any lot in the sub-division from which the lot here conveyed is taken.