

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That we, Robert J. Edwards and Vance Edwards as Committee for James M. Edwards, a person non-compos-mentis, and Robert J. Edwards, as Trustee for James M. Edwards,

in the State aforesaid in consideration of the sum of Two Thousand Seven Hundred Fifty & No/100 DOLLARS,

to us paid by G. Furman Norris, Jr.

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 G. Furman Norris, Jr. and his heirs and assigns

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

on the northwestern side of U. S. Highway No. 29, and being shown as Lot No. 1 on plat of property of James M. Edwards, made by R. E. Dalton in April 1939, containing seven acres, more or less, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway No. 29, joint corner with property heretofore conveyed to Charles W. Gray, and running thence with line of said lot N. 46-28 W. 537.7 ft. to an iron pin on line of the Green property; thence with line of the Green property N. 19-17 W. 184 feet to pin, corner of lot No. 19; thence with rear line of Lot No. 19 N. 43 E. 361.8 feet to iron pin, corner of Lot No. 2; thence with line of said lot S. 47 E. 700 feet to an iron pin on the right-of-way of U. S. Highway No. 29; thence with the northwestern side of said Highway S. 43 W. 448 feet to the point of beginning. This conveyance is made subject to the easement of Duke Power Company crossing said lot as shown on the plat above referred to.

It is distinctly understood and agreed that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the grantors, grantee and other persons owning property in the same vicinity:

- (1) Said property shall be used for residential purposes for white people only.
- (2) Said property, nor any part thereof, shall never be used, sold, rented or otherwise disposed of to persons of African descent.
- (3) No filling station, tourist camp, trailer camp, public dance hall or similar amusement place which would constitute a nuisance shall be constructed on said property.
- (4) That no dwelling shall be erected upon said property costing less than \$6500.00. (This provision shall not apply to any servant's quarters erected upon the rear portion of said property.)

This deed is made pursuant to authority contained in decree signed by Honorable J. Robt. Martin, Jr. Judge of the 13th Circuit, the original of which is filed in Roll E-8970.

Grantors are to pay 1945 taxes.

See Plat Book M, page 125.