

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, Gertrude Ellis and Hazel Ellis,

.....in the State aforesaid,
.....in consideration of the sum of
Four Thousand and 00/100 (\$4,000.00) Dollars

to USin hand paid
at and before the sealing of these presents by
James Frank Simmons,

(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
James Frank Simmons, his heirs and assigns forever.

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

lying and being on the southeast side of Perry Road, near the City of Greenville, being known and designated as Lot No. five (5) on plat of L. A. Moseley property, made by Dalton & Neves, Engineers, January, 1940, and 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 front corner of Lots Nos. 4 and 5, said pin also being 240 feet in a southwesterly direction from the point where the southeast side of Perry Road intersects with the southwest side of Newland Avenue, and running thence with the line of Lot No. four (4) S. 46-45 E. one hundred and forty-five (145) feet to an iron pin; thence along the rear line of Lot No. 17, S. 43-15 W. sixty (60) feet to an iron pin; thence along the line of Lot No. six (6) N. 46-45 W. one hundred and forty-five (145) feet to an iron pin on the southeast side of Perry Road; thence along the southeast side of Perry Road N. 43-15 E. sixty (60) feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) That said property shall be used for residential purposes only;
- (2) No building shall be erected on said property costing less than \$2,000.00;
- (3) No building shall be constructed on said lot nearer than twenty (20) feet to Perry Road;
- (4) That 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 or used by persons of African descent.