

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Oscar F. Baker

in the State aforesaid.
in consideration of the sum of THREE HUNDRED DOLLARS,

to me paid by Charles E. Taylor

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 Charles E. Taylor

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

on the East side of Baker Road (unopened), just off the White Horse Road, about 1/2 miles from Greenville County Courthouse and being known and designated as lot No. 3 according to plat made by J. Coke Smith, Surveyor, August 1946, recorded in the office of Register of Mesne Conveyance in and for Greenville County in Plat Book P, Page 111, and having the following metes and bounds:

BEGINNING at a stake on the east side of said Baker Road at the rear of lot No. 2, said plat, which point is 200 feet from the White Horse Road, and running thence with the rear of lots Nos. 2 and 1 S. 76-00 E. 200 feet to a stake; thence N. 4-15 E. 100 feet to the rear joint corner of lots Nos. 3 and 4, said plat; thence with joint line of said lots Nos. 3 and 4 N. 76-00 W. 200 feet to a stake on Baker Road; thence with said Baker Road S. 4-15 W. 100 feet to the point of beginning.

As a part consideration for the within conveyance the following restrictions are imposed on said premises as a covenant running with the title, binding upon the grantee, his successors and assigns:

1. That the within premises or any part thereof shall not be sold, rented, or otherwise disposed of to a person of African descent.
2. That the premises herein conveyed shall not be resubdivided so as to face on any other street than the street or road as shown on the print.
3. That no residence shall be constructed on the within premises costing less than \$1750.00.
4. That no surface toilets shall be constructed or permitted upon the premises and all residences shall be equipped with sanitary plumbing, with septic tanks, approved by the County Health authorities.
5. That the within premises shall be used exclusively for residential purposes.

The grantor, as a part of the consideration herein, further grants to the grantee, pending acceptance of title by the County to said Baker Road, an easement of ingress and egress, as shown on plat herein before referred to.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

I, Josephine C. Newell, for and in consideration of the sum of One Hundred Fifty (\$150.00) Dollars, do hereby release the within premises from the lien of mortgage owned by me, given by Oscar F. Baker, bearing date of Oct. 15, 1945, and recorded in the office of RMC in and for Greenville County in Mortgage Book 338, Page 103.

In the presence of: Josephine C. Newell
Agnes H. Carson
L. W. Armstrong

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared Agnes H. Carson and made oath that she saw the within named Josephine C. Newell sign, seal and as her act and deed deliver the within release of lien of mortgage and that she with L. W. Armstrong witnessed the execution thereof.

Sworn to before me this the 11 day of March 1947. Agnes H. Carson

L. W. Armstrong (LS)

Notary Public for S. C. Release recorded March 12th 1947 at 10:46 A. M. #1787