

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville }

KNOW ALL MEN BY THESE PRESENTS, That I, M. A. Forrester

in the State aforesaid,
in consideration of the sum of
Four Hundred and Fifty and No/100ths (\$450.00) Dollars

to me in hand paid
at and before the sealing of these presents by Gus Canavos

(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
Gus Canavos, His Heirs and Assigns, Forever:-

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

All that certain piece, parcel or lot of land situate, lying and being at the Southeast corner of the intersection of Sycamore Drive and Simmons Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot #4 on Plat of property of H. G. Wilson, made by R. E. Dalton, Engineer, September, 1924, and having, according to said Plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin at the Southeast corner of the intersection of Sycamore Drive and Simmons Avenue and running thence with the East side of Simmons Avenue, S. 21-30 W. 168.5 feet to an iron pin; thence with the line of Lot 3, S. 62-11 E. 70 feet to an iron pin; thence with the line of Lot 5, N. 21-30 E. 168.5 feet to an iron pin on the South side of Sycamore Drive; thence with the South side of Sycamore Drive, N. 62-11 W. 70 feet to the beginning corner.

The property described above is conveyed subject to the following building restrictions:

1. The lot herein conveyed shall be used for residential purposes only.
2. The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
3. No residence shall be erected on said lot costing less than \$5000.00.
4. The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.
5. No building shall be constructed on said property nearer than 32 feet to Sycamore Drive.

The Grantee agrees to pay the 1947 taxes on the above property.

This is the same property conveyed to me by deed by Daisy T. Wilson May 15, 1946 and recorded in the Office of R. M. C. for Greenville County in Deed Book Vol. 291, page 343.