

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, Sr., of the County of Greenville

in the State aforesaid,
in consideration of the sum of
One Hundred (\$100.00) Dollars, the reservations and restrictions hereinafter set forth, ~~and~~
and other valuable considerations,

to me in hand paid
at and before the sealing of these presents by Palmer Dewey Berryhill

(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
Palmer Dewey Berryhill, his heirs and assigns,

All that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina,
about six miles south of Greenville Court House, east of the Augusta Road, being known and
designated as Lot Number Thirty One (No. 31) on south side of East view Drive on plat and
survey of subdivision known as "Clearview Heights" made by M. H. Woodward, R. E., December,
1945 and recorded in the R. M. C. Office for Greenville County, in Plat Book "P" at page 1,
and, according to said plat, having the following metes and bounds, to-wit:

Beginning at a point on south side of said Eastview Drive, at corner of Lot No. 32
on said plat, and running thence S. 18-04 E. 216.8 feet along the eastern line of Lot No. 32,
to point on north side of Clearview Drive; thence N. 75-33 E. 86.4 feet along the north side
of Clearview Drive, to point, corner of Lot No. 30; thence N. 18-04 W. 222.4 feet along the
western line of Lot No. 30, to point on south side of Eastview Drive; thence S. 71-56 W. 86.2
feet along south side of Eastview Drive, to the point of beginning. This is a part of a tract
of 18.91 acres, more or less, conveyed to me by Willis, and others, by deed dated Nov. 3, 1944,
and recorded in Vol. 269, page 179, in the R. M. C. Office for said County and State.

Subject, however, to a right of way reserved for sidewalk and power line.

This property is conveyed subject, also, the the following uniform restrictions which
are a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive.
2. That no residence shall be erected on said property costing less than \$4,000.00,
exclusive of lot;
3. That no building shall be erected on said property nearer than Fifty Five (55)
feet to the south side of Eastview Drive;
4. No surface closet shall be placed or used on said property;
5. That said property shall be used for residential purposes only and not for any
commercial purposes;
6. That no part of said property shall be sold or rented to, or otherwise disposed of
to, any person or persons of African descent.