

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. H. C. Caplan, as Trustee, of Greenville County,

in the State aforesaid,

in consideration of the sum of

Twelve Hundred Fifty and 00/100 (\$1250.00) Dollars and the assumption of the mortgage ~~XXXXXX~~
hereinafter mentioned and described

to me in hand paid

at and before the sealing of these presents by

Ollie B. Skelton, of Greenville County, South Carolina,

(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

Ollie B. Skelton, her heirs and assigns forever,

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

on the Northwest side of Clemson Avenue, and being known and designated as Lot No. nine (9), of Block "B", of the property of H. H. Willis and Alice M. Willis, as shown on plat made by W. J. Riddle, Surveyor, in November, 1939, and recorded in the R. M. C. Office for Greenville County, in Plat Book "J", at pages 150 and 151, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Clemson Avenue at the corner of Lot No. 8, of Block "B", and running thence along the line of said Clemson Avenue, S. 48-40 W. one hundred (100) feet to an iron pin at the corner of Lot No. 10, of Block "B"; thence along the line of said lot, N. 41-20 W. three hundred seventy-six and four-tenths (376.4) feet to an iron pin; thence N. 64-15 E. one hundred four and three-tenths (104.3) feet to an iron pin at the rear corner of Lot No. 8; thence along the line of said lot No. 8, S. 41-20 E. three hundred fifty eight and nine-tenths (358.9) feet to the beginning corner.

The above lot is shown on the Township Block Book at Sheet No. 129, Block 2, Lot No. 10.

As a part of the consideration for this conveyance the Grantee herein hereby assumes and agrees to pay that certain mortgage made and executed by Leo V. Caplan to and in favor of First Federal Savings & Loan Association, dated February 2, 1947, in the principal sum of Three Thousand (\$3,000.00) Dollars, said mortgage being recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book No. 359, at page 208. The amount due on said mortgage as of August 1, 1947 is \$2,888.81.

The above deed is made subject to the following restrictions:

No house shall be erected on this lot at a cost of less than \$1,000.00 and shall be used for residential purposes only.

No person, firm or corporation controlling by any percentage of negro blood shall ever have the use of this property for a period of 99 years from March 22, 1943.

This property is sold subject to any easements or right-of-way that the Duke Power Company might have recorded against this property.

This deed is made pursuant to the terms and conditions set forth in that certain deed from Leo V. Caplan to Mrs. H. C. Caplan, as Trustee, dated June 24th, 1947 and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book No. 314, at page 262, reference to which is hereby craved.

For Consent see Deed Book 314, page 385.