

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, P. L. Bruce, of Greenville County, South Carolina

_____ in the State aforesaid,
_____ in consideration of the sum of
Seven Thousand Eight Hundred and 00/100 (\$7,800.00) Dollars

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

Walter A. Martin

(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
Walter A. Martin, his heirs and assigns forever:

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

in School District 8-AB, on the North side of Franklin Road, being known and designated as a portion of Tract No. three hundred and three (303), of the property of Colonia Company, according to plat of Dalton & Neves, Engineers, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "J", at page 190, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin three hundred (300) feet East of property now or formerly owned by Mabel W. Ligon, joint front corner of Lots Nos. 302 and 303, and running thence along the dividing line between said lots, N. 25-34 E. two hundred (200) feet to an iron pin; thence S. 64-26 E. one hundred (100) feet to a pin, in line of Lot No. 304; thence along the dividing line between Lots 303 and 304, S. 25-34 W. two hundred (200) feet to a pin on the North side of Franklin Road; thence along the North side of Franklin Road N. 64-26 W. one hundred (100) feet to the beginning corner; being a portion of the property conveyed to L. T. Chapman by Colonia Company by deed dated Nov. 22, 1939, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 218, at page 192. This property is shown on County Block Book at page 165, Block 2, lot No. 25.

This property is conveyed subject to the following restrictions:

1. No residence shall be erected on this lot facing on Franklin Road to cost less than \$3,000.00.
2. This property is to be used for residential purposes only.
3. This property, or any part thereof, shall never be sold to any person of any percentage of African blood.