

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The First National Bank of Greenville,

a corporation chartered under the laws of the ~~State~~ United States of America and having its principal place of business at Greenville
Alice Burnett Cleveland as Executors under the Will of W. C. Cleveland, deceased and in consideration of the sum of One thousand & fifty & no/100 (\$1,050.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J. Newton Hall and Fern S. Hall, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Sherwood Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #42 on plat of Cleveland Terrace recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, at pages 142 and 143, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Sherwood Street at joint front corner of Lots 41 and 42, said pin being 125 feet South from the Southwest corner of the intersection of Sherwood Street and Webster Street and running thence along the line of Lot 41, N. 79-08 W. 151 feet to an iron pin on the East side of Allen Street; thence along the East side of Allen Street, S. 32-26 W. 32.3 feet to an iron pin; thence continuing along Allen Street, S. 36-47 W. 50.4 feet to an iron pin at corner of Lot 43; thence with the line of Lot 43, S. 79-08 E. 185.1 feet to an iron pin on the West side of Sherwood Street; thence with the West side of Sherwood Street, N. 10-52 E. 75 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) This property shall be used for residential purposes only.
- (2) No dwelling shall be built on said lot costing less than \$6,000.00.
- (3) Any residence built on said lot shall face Sherwood Street.
- (4) No building shall be erected nearer than 25 feet to Sherwood Street or nearer than 15 feet to Allen Street.
- (5) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.

This is a portion of the property that was owned by W. C. Cleveland at the time of his death on August 26, 1946, and this conveyance is made by the Grantor, as Executors under the Will of W. C. Cleveland pursuant to the power and authority conferred on us by his will dated January 17, 1940, on file in the Probate Court for Greenville County, S. C., in Apartment 518, File 29.