

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, H. S. Garrison

_____ in the State aforesaid,
_____ in consideration of the sum of
Two Thousand Three Hundred Eighty-Five (\$2,385.00) Dollars

to me _____ in hand paid
at and before the sealing of these presents by H. H. Kerns and Zona Kerns

(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
H. H. Kerns and Zona Kerns

All that piece, parcel or lot of land in Gantt _____ Township, Greenville County, State of South Carolina,
and containing 4.50 acres, more or less, known and designated as Tract #2 of the H. S. Garrison
Subdivision as shown by Plat of same recorded in the R.M.C. Office for Greenville County in
Plat Book , Page , and according to said plat more particularly described as follows:

"BEGINNING at an iron pin on the east side of U. S. Highway #29 at corner of Tract
#1 shown on said plat and running thence along line of said tract N. 76-45 E. 510 feet to iron
pin; thence N. 15-20 W. 345 feet to iron pin to rear corner of Tract #3; thence along line of
Tract #3 S. 77-12 W. 615 feet to iron pin on east side of said Highway; thence along said side
of said Highway S. 29-05 E. 140 feet to bend; thence still along said Highway S. 33-15 E. 228
feet to the point of beginning."

This is a portion of the property vested in the within Grantor by Decree of Court on
file in the Clerk of Court's Office for Greenville County in Judgment Roll 3235.

This property is conveyed subject to the following restrictions, which are for the
benefit of the remaining property of grantor and adjoining property owners:

1. No dwelling shall be erected costing less than \$3,000.00 with the exception of
tenant dwelling on back of property.
2. The property shall never be sold, alienated, leased or occupied by negroes.
3. No roadhouse, night club, or places for the sale of beer or other alcoholic
drinks shall be maintained or operated on said property, and said property
shall not be used in any manner so as to constitute a nuisance.

The taxes for 1947 are to be paid by the Grantor.