

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, W. E. Razor and R. M. Caine,

in the State aforesaid

in consideration of the sum of NINE HUNDRED FIFTY--

DOLLARS.

to US paid by L. B. Garrison

in the State aforesaid, 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 L. B. Garrison

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

on the West side of the New Buncombe Road, about 4 miles from the Greenville County court-house, and being known and designated as tract No. 41 according to plat of property of Union Central Life Insurance Company made by Dalton & Neves, Engineers, April 19, 1937, recorded in Plat Book I, Pages 69 and 70, and having the following metes and bounds:

BEGINNING at a point on the West side of the New Buncombe Road in the center of Langston Creek, joint corner of tracts 40 and 41, and running thence with said road N. 31-14 West 102.5 feet to iron pin; thence North continuing with said road 39-11 West 295 feet to joint corner of tracts Nos. 41 and 42, said plat; thence with joint line of said tracts South 68.55 West 1577 feet to iron pin on bank of branch and line of tract No. 46; thence South 43-19 East along line of tract No. 46, 523.5 feet to a pin in said Langston Creek, said pin being joint corner of tracts Nos. 33, 34, 41 and 46; thence up said creek and along the meanderings thereof, North 6-14 East along line of tract No. 34, 317.7 feet to iron pin; thence N. 48-01 East 287.7 feet along line of lot 35 to iron pin; thence continuing with said creek along the rear line of tract No. 36, North 81-30 East 269 feet to iron pin; thence continuing with said creek along rear line of tract No. 37, North 68-20 East 156 feet; thence continuing up said creek along line of tract No. 40 North 59-20 East 149.5 feet to iron pin; thence North 83-24 East 144 feet to iron pin; thence North 78-47 East 300 feet to iron pin; thence South 75-28 East 100 feet to the point of beginning on Buncombe Road.

As a part consideration for this conveyance the following building restrictions are to be observed for a period of 10 years from the date of this instrument:

- 1: No residence or other building is to be constructed on the New Buncombe Road frontage nearer than 100 feet of the Highway Beautification right-of-way line.
- 2: The within premises or no part thereof to be sold or rented to persons of African descent, although tenants or servants on the place may reside on the back side of said tract, the Buncombe Road frontage to be considered the front part of the tract.
- 3: No residence to be constructed on the New Buncombe Road frontage on said premises costing less than \$1500.00

STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

I, Romaine Barnes, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruth P. Caine, the wife of the within named R. M. Caine, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named L. B. Garrison, his heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my Hand and Seal, Ruth P. Caine
this 8 day of July, 1938.

Romaine Barnes (LS)
Notary Public for S. C.

Recorded July 12th. 1938 at 8:12 A. M. #8412