

TITLE TO REAL ESTATE

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

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Wm. T. Bates

in the State aforesaid

in consideration of the sum of Seventeen Hundred Fifty & No/100

DOLLARS,

to me paid by J. B. Hall

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 J. B. Hall

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

being known and designated as Lot No. 7 on the South side of the new U. S. Super Highway No. 29 to Spartanburg, S. C. according to plat of property owned by the Bradley Estate and W. T. Bates, which plat was made by W. J. Riddle, Surveyor, February 5, 1937, and being more particularly described according to said plat as follows:

BEGINNING on the South side of said highway, joint corners of Lots Nos. 7 and 8 and running thence S. 37-34 E. 612 feet to stake, joint rear corner of said lots: thence N. 49-02 E. 200.4 feet joint rear corner of Lots 6 and 7; thence with joint line of said lots N. 37-34 W. 601.7 feet to stake joint front corner of said lots: thence with said highway S. 52-26 W. 200 feet to the beginning.

The greater portion of said lot was conveyed to me by deed of W. A. Bates, dated October 8, 1928, recorded in Deed Book 143, page 83, R. M. C. Office for Greenville County, and by deed of Corinne Bates, etc. et al, by deed dated January 18, 1929 and recorded in Deed Book 136, page 450, R. M. C. Office for Greenville County, and by deed of Corinne Bates, etc. et al, dated July 1929, recorded in Deed Book 93, page 206, R. M. C. office for Greenville County. The Northeast corner of said lot was conveyed to me by Anne E. Bradley, individually and as trustee, by deed dated April 22, 1937, recorded in Deed Book 196, page 36, R. M. C. Office for Greenville County.

The grantor to pay taxes for the year 1938.

The following restrictions shall be imposed against the lot herein conveyed, and said the restrictions form a part of the consideration of said deed and are to be imposed and effective for a period of twenty years from the date hereof.

- 1: This property shall not be sold, rented or disposed of in any manner of African descent.
- 2: Nothing shall be permitted to be done on the premises which would constitute an unlawful business or nuisance of any kind.
- 3: No dwelling house shall be erected upon said premises costing less than \$7500.00 but this is not to apply to out-buildings forming a necessary part of the dwelling.
- 4: This property shall be used exclusively for residential purposes and no other.
- 5: The above lot shall not be recut or resubdivided in any manner.