

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That J. P. Thompson

.....in the State aforesaid,
.....in consideration of the sum of
Three Hundred and Ninety---- DOLLARS

to J. P. Thompsonin hand paid
at and before the sealing of these presents by
C. M. Thompson

(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
C. M. Thompson

All that certain piece, parcel or lot of land laying and being situate in Greenville Township, County of Greenville and State aforesaid and having the following courses and distances:

Beginning at a point on the northeast side of Henrydale Street three hundred and forty three (343) feet from the intersection of said street and Grove Road, and running thence N. 48 E. One Hundred Fifty-Seven and six tenths (157.6) feet to a point on lot Twenty One (21); thence N. 42 W. Sixty (60) feet to line of lot Number Thirteen (13); thence with line of lot Thirteen (13) S. 48 W. One hundred Fifty-Seven and six tenths (157.6) feet to a point on Henrydale Street; thence with Henrydale Street S. 42 E. Sixty (60) feet to the beginning corner.

The lot of land herein conveyed is more fully described in a plat made by Dalton & Neves, Surveyors, as Lot No. 14, and recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina in Plat Book J at pages 70 and 71 and being a portion of a lot heretofore conveyed to J. P. Thompson by Piedmont Corporation by deed dated May 23, 1938, and recorded in Vol. 132 at page 299, Office of Register of Mesne Conveyance Greenville County, S. C., and being the same lot described in a bond for title from Piedmont Corporation to the grantee herein named and to which reference is made in the deed from Piedmont Corporation to grantor herein named.

The conveyance is made subject to the following restrictions which are imposed for the benefit of prior grantor, Piedmont Corporation, and may be modified by it when such modification is deemed to be to the best interest of all concerned:

- (1) This property is for residential purposes only.
- (2) No residence shall be erected on said property to cost less than \$2,500.00.
- (3) Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of Negro blood.
- (4) No building of any kind shall be erected nearer to the street than 35 feet or nearer than five feet of any property line.
- (5) Nothing that constitutes a nuisance or injury to other property shall be permitted.
- (6) Grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or its heirs or assigns.
- (7) No whiskey or intoxicating beverage shall be sold on the property.