

TITLE TO REAL ESTATE

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

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, O. K. Schwiers

in the State aforesaid

in consideration of the sum of Six Hundred Ninety and no/100 (\$690.00)

DOLLARS,

to us paid by V. E. Prentice and Emma Prentice

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 V. E. Prentice and Emma Prentice

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

situate, lying and being on the Western side of Lanneau Drive, and being known and designated as Lot No. 61 on map of Lanneau Drive Highlands made by Dalton & Neves August, 1937, recorded in the R. M. C. Office for Greenville County in Plat Book "D" at page 288-289, and having the following metes and bounds, according to said plat:

Beginning at an iron pin on the Western side of Lanneau Drive, joint East corner of Lots No. 61 and 62 and running thence along the dividing line of said lots N. 79-49 W. 150 feet to an iron pin, corner of property of the Donaldson Estate; running thence along the line of the Donaldson Estate property S. 10-11 W. 50 feet to an iron pin, joint Western corner of lots No. 60 and 61; running thence along the dividing line of said lots S. 79-49 E. 150 feet to an iron pin on Lanneau Drive; thence with Lanneau Drive N. 10-11 E. 50 feet to the point of beginning.

The grantee is to pay the taxes for the year 1939

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it 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 \$3,000.00.
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 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to others' 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 grantees or their heirs and assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.