

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 29523

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley, of the County of Greenville,

in the State aforesaid,
in consideration of the sum of
assumption of mortgage for \$1560.00 and the sum of Nine Hundred Ninety-six and no/100 ~~dollars~~
(\$996.00) Dollars

to me in hand paid
at and before the sealing of these presents by Mattie S. Sullivan

(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
Mattie S. Sullivan

All that certain piece, parcel or lot of land with all improvements thereon, situate and being on Rogers Avenue, known and designated as lot #47, in that section known as Sans Souci about two (2) miles from the City of Greenville, and shown on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, with the following lines courses and distances, to-wit;-

Beginning at an iron pin, joint corner of lots numbered forty-six (46) and forty-seven (47), on the southern edge of a six (6) foot sidewalk running along Rogers Avenue, and running thence N. 79-28 E. fifty (50) feet to an iron pin, joint corner of lots numbered forty-seven (47) and forty-eight (48), and running thence along the line of Lot numbered forty-eight (48), S. 10-17 E. one hundred and fifty (150) feet to an iron pin, joint ^{rear} corner of lots forty-seven (47) and forty-eight (48); thence S. 79-28 W. fifty (50) feet to an iron pin, joint rear corner of lots forty-six and forty-seven (46 and 47); thence along the line of lot numbered forty-six (46), N. 10-17 W. one hundred and fifty (150) feet to an iron pin on Rogers Avenue, the beginning corner.

Said property is sold subject to the following restrictions which form a part of the consideration and are to be effective for a period of twenty years from the date hereof.

1. Said property is to be used for residential purposes only.
2. No house is to be built nearer the sidewalk on Rogers Avenue than twenty (20) feet.
3. No residence is to be erected on said property at a cost of less than two thousand and no/100 (\$2,000.00) dollars.
4. The property is not to be sold to any person of African descent.
5. Said property is in a restricted district as required by the Federal Government in insuring loans thereon and is sold subject to said requirements.