

TITLE TO REAL ESTATE

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said James W. Brown, Grover L. Brown, Allan S. Brown, Nancy E. B. Caldwell, Willie T. Brown, Myrza D. B. Lynn, Curtis R. Brown, Pearline B. Edwards, Ellen W. Kemp, Bertha W. Campbell, Evie W. Fowler, Azilee W. Turner, and Fred Willbanks, their heirs and assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said James W. Brown, Grover L. Brown, Allan S. Brown, Nancy E. B. Caldwell, Willie T. Brown, Myrza D. B. Lynn, Curtis R. Brown, Pearline B. Edwards, Ellen W. Kemp, Bertha W. Campbell, Evie W. Fowler, Azilee W. Turner, and Fred Willbanks, their heirs and assigns, against me and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 28th day of August, in the year of our Lord one thousand nine hundred and forty, in the one hundred and sixty-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

L. E. Wood
Paul G. Nodine.

her
Ida Center X Brown (L. S.)
mark

The State of South Carolina,
County of Greenville.

Personally appeared before me Paul G. Nodine and made oath that he saw the within named Ida Center Brown sign, seal and as her act and deed deliver the within written deed, and that he with L. E. Wood, witnessed the execution thereof.

Sworn to before me this 28th day of August, A. D. 1940.

L. E. Wood
Notary Public for South Carolina. Paul G. Nodine.

No Stamps.

Recorded October 18, 1940 at 11:18 A. M. #14594 BY: E.G.

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STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, the Etowah Realty Corporation by its deed on August 12, 1926, recorded in the R. M. C. Office for Greenville County in Deeds Vol. 116, at page 159, conveyed to F. J. Simmons all that certain lot of land situate on the East side of Paris Mountain Road, being known and designated as Lot #69 of Paris Piney Park as shown on plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book "H" at page 19; and

WHEREAS, said property was subsequently conveyed by Marsmen, Inc., on August 8, 1940, to Mrs. Kathleen Evans, by deed recorded in the R. M. C. Office for Greenville County in Deeds Vol. 221 at page 231; and

WHEREAS, the following conditions were imposed on said property, to-wit:

1. No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title, either legal or equitable, to any person not of the Caucasian race, nor to any corporation of which any stock holders shall be other than of the Caucasian race.

2. The owners of all lots in this subdivision shall provide for the disposal of all sewage from his lot or lots by means of septic tanks of an improved type, (where city sewerage is not accessible), and no outside toilets shall be built.

3. An easement is and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes.

4. No nuisance shall be maintained or permitted on any lot in this subdivision, and,

WHEREAS, it was stipulated that the above restrictions were covenants with the land, and that in the event of a violation of any of them, the said property conveyed shall revert to the immediate grantor.

WHEREAS, it was not intended by said conditions to create a conditional limitation, the violation of which would operate as a forfeiture or reversion of the title to the property, but it was the intention to create building restrictions for the benefit of all persons who purchased said lots; which restrictions could be enforced by the owner of any lot located on said plat above referred to, and

WHEREAS, the present owner of said property, Mrs. Kathleen Evans, is borrowing from the Aiken Loan & Security Company through the Federal Housing Administration the sum of Twenty-Three Hundred and no/100 (\$2300.00) Dollars, the loan to be secured by mortgage on said real estate