

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Furman Investment Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of One Thousand & no/100 (\$1,000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Ellen F. Parkins, her heirs and

assigns:-

All that certain piece, parcel or lot of land situate, lying and being at the corner of Mauldin and Patton Streets, near the City of Greenville, in the County of Greenville, State aforesaid, designated as Lot No. 1 of Block F on revised plat of property of Furman Investment Company, made by C. M. Furman, Jr., Engineer, July, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 159 and 160, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at the point where the Northeast side of Mauldin Street intersects with the Southeast side of Patton Street, and running thence with the Southeast side of Patton Street, N. 65-15 E. 108.52 feet to an iron pin, joint front corner of Lots Nos. 1 and 3; thence with the line of Lot No. 3 in a Southeasterly direction 100 feet to an iron pin, corner of Lot No. 2; thence with the line of Lot No. 2, S. 65-15 W. 85.96 feet to an iron pin on the Northeast side of Mauldin Street; thence with the Northeast side of Mauldin Street, N. 37-40 W. 102.62 feet to the beginning corner.

The above described property is conveyed subject to the following building restrictions:-

- (1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.**
- (2) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.**