

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 consideration of the sum of Ten (\$10.00) & no/100 in the State aforesaid

and other valuable considerations DOLLARS,

to me paid by J. S. Jay and Ruth L. Jay

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 J. S. Jay and Ruth L. Jay

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

known and designated as Lot No. 20 of Lanneau Drive Highlands, according to plat made by Dalton & Neves, Engineers, August 1937, and recorded in the R. M. C. Office for Greenville County in Plat Book "D", pages 288-289, and having the following metes and bounds, to-wit:

Beginning at an iron pin 39.5 feet from the Northeastern intersection of Lanneau Drive and Ottoway Drive, and running thence with Lanneau Drive N. 10-11 E. 129.5 feet to an iron pin; thence, continuing with Lanneau Drive, N. 1-09 E. 108 feet to an iron pin, joint corner of Lots Nos. 20, 19 and 17; thence along the rear line of Lot No. 20 S. 26-13 E. 200 feet to a point joint corner of Lots Nos. 14, 13, 21 and 20; thence along the dividing line of Lots Nos. 20 and 21 S. 63-47 W. 126.5 feet to the point of beginning.

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 20 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. The 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 his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on the property.