

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Colonia 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 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 Charles N. Wyatt

All that certain piece, parcel or lot of land, situate, lying and being in Greenville Township, State and County aforesaid and being known and designated as Lot No. 274 of the property of Colonia Company as shown by a plat of Dalton & Neves made Feb., 1938 and being described as follows:

BEGINNING at an iron pin on the South-east side of Clarendon Ave., joint corner of said Lot No. 274 and property now owned by the grantee herein named and running thence along the line of the property of said Grantee S 24.42 E 200.6 ft. to the corner of Lot No. 260; thence along the rear line of Lot No. 260, 261, and 274 105 ft. to a point on the rear line of Lot No. 261; thence along the line of Lots Nos. 273 and 274 N 24.42 W 200.6 ft to an iron pin on Clarendon Ave.; thence along the line of Clarendon Ave. S 65.13 W 105 ft. to the point of beginning.

This conveyance is made subject to the following restrictions:

- 1-No building other than residence shall be erected on lot herein conveyed and for white persons only except it will be permissible to build quarters for one's own servants.
- 2-Said lot shall not be subdivided at any time within ten years from this date so that any lot shall front less than eighty feet on Clarendon Ave.
- 3- No house costing less than \$4,000 shall be erected on the lot herein conveyed.