

TITLE TO REAL ESTATE—G.T. 201

3308 PROVENCE-JARRETT CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, F. M. Edwards, Sr.,

in the State aforesaid,

in consideration of the sum of

Twenty Five Hundred and no/100

DOLLARS

to me

in hand paid

at and before the sealing of these presents by

W. R. Black

(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

W. R. Black, his heirs and assigns forever:

"All that piece, parcel or tract of land on Northwest side of Super-Highway No. 29, in Chick Springs Township, Greenville County, State of South Carolina, containing 9.15 acres, more or less, and when described having the following metes and bounds:

"Beginning at iron pin on Super-Highway No. 29, thence N. 45 W. 15.53 chains to iron pin in open field, thence N. 44 3/4 E. 6.58 chains to iron pin on West edge of a new road, thence with West edge of said new road S. 34 E. .57 of a chain to bend in the road, thence with West edge of road S. 47 3/4 E. 1.98 chains to a bend in road; thence with West edge of said new road S. 42 1/2 E. 5.79 chains to bend in new road, thence with West edge of new road S. 41 3/4 E. 4.18 chains to a bend in road; thence with West edge of new road S. 19 3/4 E. 1.68 chains to a bend in road, thence with West edge of new road S. 3 1/2 W. 2.19 chains to an iron pin on right-of-way of Super-Highway No. 29, thence with right-of-way of Super-Highway No. 29, S. 43 W. 3.18 chains to the beginning corner, and containing 9.15 acres, more or less, according to survey made by J. Earle Freeman, September 10, 1940."

Said premises being a portion of the 63 1/2 acre tract conveyed to me by B. J. Edwards by deed recorded in Deed Book 202, page 402.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof.

- (1) That said property shall be used for residential purposes for white people only.
- (2) That said property, nor any part thereof, shall never be sold, rented or otherwise disposed of to persons of African descent.
- (3) That no filling station, tourist or trailer camp, public dance hall, or any similar amusement place which would constitute a nuisance shall ever be constructed on said property.
- (3) That no dwelling shall be erected upon said property facing the Super Highway to cost less than \$3,500.00 and no dwelling shall be erected upon said property facing Carolina Drive to cost less than \$1250.00.

State of South Carolina, County of Greenville.

For and in consideration of the sum of \$500.00 to me in hand paid by F. M. Edwards, Sr., the receipt whereof is hereby acknowledged, I do hereby release and forever discharge the within described tract of land containing 9.15 acres, more or less, from the lien of a certain mortgage which I hold over said tract, which mortgage bears date of February 26, 1940, and is recorded in Mortgage Book 288, page 34, R. M. C. Office for Greenville County. In Witness whereof, I have hereunto set my hand and seal this 20th day of September, 1940.

In the presence of:

Paul B. Byrum

W. Harold Arnold.

William Byrum

State of South Carolina, County of Greenville.

Personally appeared before me W. Harold Arnold and made oath that he saw the within named Paul B. Byrum sign, seal and as his act and deed, deliver the within release for the uses and purposes herein mentioned, and that he with William Byrum witnessed the execution thereof.

Sworn to before me this 20th day of September, 1940.

William Byrum

W. Harold Arnold, (L. S.)
Notary Public for S. C.

Release recorded September 20, 1940 at 10:45 A. M. #13280 BY: E.G.