

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That City of Greenville, A municipal

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 (\$1.00) & no/100 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 Leroy A. Werts

~~All that certain piece, parcel or lot of land in the City of Greenville, State and County aforesaid, beginning at a point on the Northern side of Prentiss Avenue, joint Southern intersection of the lot hereinafter described and lot of Leroy A. Werts deeded to him by Ladson A. Mills on April 10, 1922, recorded in the R.M.C. Office for Greenville County in Volume 89, at page 37, and running thence along the Northern side of Prentiss Avenue N. 45-27 E. 48.7 feet to an iron pin; thence N. 21-45 W. 9 feet to a point on Augusta Street; thence with Augusta Street N. 48-46 W. 46.5 feet to an iron pin on Augusta Street; thence S. 54-06 W. 32.5 feet to a point in line of property of L. A. Werts and V. M. Manning; thence with the line of L. A. Werts' lot S. 29-02 E. 62 feet to the point of beginning.~~

~~This conveyance is made subject to the following building restrictions:~~

- ~~1. No building of any nature shall be erected on the property herein conveyed, nor shall any obstruction by way of trees or high shrubs be placed thereon, so as to obstruct view of traffic or nearby lots, and same shall be maintained as an open lawn.~~
- ~~2. Further, the building on the lot to the West of this plot of ground shall be a residence, and in line with the present residence on the adjoining lot to the North,~~

~~This property belongs to the City of Greenville and is conveyed for only a nominal consideration, and the foregoing restrictions are therefore expressly made conditions subsequent, the violation of which will operate a reverter of the title to the City of Greenville,~~