

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, Amelia W. Blassingame of the City of Greenville,

in the State aforesaid

in consideration of the sum of Six Hundred Ten and no/100 Dollars

DOLLARS,

to me ~~xxxx~~ in hand paid at and before the sealing of these presents by Arthur M. Byrd.

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 Arthur M. Byrd

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

and being known as lot #25 of the sub-division of part of the estate of J. T. Blassingame, plat recorded in Plat Book "J" at page 117, having the following metes and bounds:

Beginning at an iron pin at corner of lot #23 on Ponce de Leon Drive and running thence seventy-two (72) feet N. 26-13 W. to iron pin at alley, thence N. 64-30 E. one hundred seventy eight (178) feet, to an iron pin; thence S. 26-13 E. seventy two feet to iron pin, thence S. 64-30 W. one hundred seventy eight feet to the beginning corner.

Together with all singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appurtenant.

To have and to hold all and singular the premises before mentioned unto the said Arthur M. Byrd and his heirs and assigns forever; subject however to the following conditions- and restrictions - to-wit:

#1 The lot of land hereby conveyed shall be used exclusively for residence purposes for white person only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person whole or partly of African decent or used in any manner which may render neighboring property less desirable for residential purposes.

#2. No structure (other than outbuildings appurtenant to dwelling costing less than four thousand (\$4,000.00) Dollars shall be erected on said lot.

#3 No house shall be erected on said lot less than forty five feet from street line.

Conditions numbers two and three shall remain in force until the last day of December 1979 A.D.