

TITLE TO REAL ESTATE

WALKER, EVANS & GODSMILL CO. CHARLESTON, S.C. 9523

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Robert J. Edwards, of Greenville County,

in consideration of the sum of Twenty Five Hundred (\$2500.00) in the State aforesaid.
DOLLARS,

to me paid by Jane Anderson Neal,

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 Jane Anderson Neal, and her heirs and assigns,

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

on the Northern side of U. S. Highway #29, containing 10 acres according to survey and plat made by R. E. Dalton in May 1939, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of U. S. Highway #29, at the intersection of Lee Road and U. S. Highway #29, and running thence N. 30-35 W. with line of other property of the grantor 673.3 feet to iron pin; thence continuing with other property line of grantor N. 43 E. 676 feet to an iron pin; thence S. 30-30 E. 672.4 feet to an iron pin on the northern side of the right of way of U. S. Highway #29; thence with the right of way of said highway S. 43-W. 675 feet to the point of beginning. This 10 acre tract is made up from .49 acre tract conveyed to Robert J. Edwards by Vance Edwards and an adjoining tract of 9.51 acres taken from the 9.50 acre tract conveyed to Robert J. Edwards by deed recorded in R. M. C. Office for Greenville County in Vol. 199 at page 470.

This conveyance is made subject to the following restrictions, which are expressly made a part of the consideration and are for the benefit of the grantee and his assigns, as well as the owners of other property adjacent and situate nearby:

- (1) The said property shall be used for residential purposes for which 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 be constructed on said property.
- (4) That no dwelling shall be erected upon said property costing less than Five Thousand (\$5000.00) Dollars.