

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Furman Investment 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 Five Hundred (\$500.00) 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 Ellen F. Parkins, her heirs and

assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the corner of Mauldin Street and McBee Boulevard, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 2 of Block F, on revised plat of property of Furman Investment Company, made by C. M. Furman, Jr., Engineer, July, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 159 and 160, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of McBee Boulevard, joint front corner of Lots No. 2 and 4 of Block F, and running thence with the northwest side of McBee Boulevard S. 65-15 W. 63.40 feet to an iron pin at the corner of Mauldin Street and McBee Boulevard; thence with the northeast side of Mauldin Street N. 37-40 W. 102.62 feet to an iron pin; thence with the line of Lot No. 1 N. 65-15 E. 85.96 feet to an iron pin; thence with the line of Lot No. 4 S. 24-45 E. 100 feet to the beginning corner.

The recorded plat above mentioned shows that a joint driveway 7 feet wide was intended to be laid out between Lot No. 2 and Lot No. 4 and it was contemplated that  $3\frac{1}{2}$  feet of same would be on the northeast side of No. 2 and  $3\frac{1}{2}$  feet on the southwest side of Lot No. 4, but the contemplated joint driveway between the said lots has been abandoned and it is understood that the grantee, by accepting this deed, acquires no right to such joint driveway, and the lot conveyed to her is not to be subject to any joint driveway rights along same.

This property is conveyed subject to the following building restrictions:

- (1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
- (2) This property shall not be sold, rented, or otherwise disposed of to negroes or persons of African descent.
- (3) No building shall be erected nearer than 15 feet to the front lot line.