

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, C. F. Putman

in the State aforesaid, in consideration of the sum of
Ten Dollars (\$10.00) and other valuable considerations
Dollars

to me in hand paid
at and before the sealing of these presents by Virginia Barbara Gaffney

(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

Virginia Barbara Gaffney the following described property:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the east side of the Cedar Lane Road near the city of Greenville, containing 4.9 acres more or less and known and designated as lot #15 of the Farr Estate as shown by plat of same made by Dalton & Neves, Engineers, July 1941, and according to said plat more particularly described as follows: M/19

Beginning at an iron pin on the East side of the Cedar Lane Road at corner of the Black property, formerly the Griffin property, and running thence along Black line N. 61-48 E. 701 ft. to stake; thence N. 57-30 W. 243 ft., to stake on branch; thence down middle of said branch as the line 50 ft., to point; thence N. 35-30 W. 172 feet to stake; thence S. 54-30 W. 580 feet to stake on Cedar Lane Road; thence along said Cedar Lane Road S. 35-45 E. 114 feet to bend; thence still along said road S. 17-35 E. 100 feet to bend; thence still along said road S. 12-45 E. 100 feet to the point of beginning.

This being a portion of the property conveyed to me by the People's National Bank of Greenville, S. C., as Trustee for the D. D. Davenport heirs. 235/99

Subject however, to the right of way and easement across said tract in favor of the Duke Power Company.

X This conveyance is further subject to such protective and restrictive covenants as may hereafter be required by the Federal Housing Administration to qualify the within property and other adjacent properties in the sub-division for F. H. A. insured mortgages.

In addition, the within property is sold subject to the further following restrictions:

(1.) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent.

(2.) That no residence shall be erected on said lots costing less than the sum of \$2000.00 on Cedar Lane Road.

(3.) That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 15 feet from either side line or nearer than five feet from the rear line of said lot.

(4.) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.

(5.) That no surface closet or cesspool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.

(6.) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner. X

C. F. Putman agrees to pay taxes for the year of 1941.