

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, Harriett M. Donaldson,

in the State aforesaid

in consideration of the sum of Six Hundred & no/100

DOLLARS,

to me paid by Romaine Barnes

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 Romaine Barnes

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

being known and designated as Lot No. 33 situate on the East side of McPherson Street, and being more particularly described according to Plat of property of T. Q. Donaldson recorded in Plat Book H, page 284, R. M. C. Office for Greenville County, and having the following metes and bounds to-wit:

Beginning at a stake on the East side of said Street, corner of Lot No. 32, and running thence S. 79-58 E. 159 feet to stake in rear line of said lot; thence N. 10-16 E. 71 feet to stake in line of Lot No. 34; thence with said lot N. 79-58 W. 157 feet to stake on said street; thence S. 11-55 W. 71 feet to the beginning.

This lot shall be subject to the following building restrictions, which are not conditions subsequent but are imposed for the benefit of the lot owners in this subdivision:

1. This property shall be used only for residential purposes.
2. No dwelling shall be erected nearer than 45 feet to McPherson Street.
3. No dwelling shall be erected costing less than \$4,000.00.
4. This property shall never be sold, rented, leased or otherwise disposed of to persons of African descent.