

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Johny U. Bouchillon, Jr.,

in the State aforesaid,
in consideration of the sum of
Four Hundred & No/100 (\$400.00) Dollars

to me in hand paid
at and before the sealing of these presents by Clelia Burgess

(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
Clelia Burgess, her heirs and assigns:

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

situate, lying and being at the corner of Charles Street and Newland Avenue, near the City of Greenville, being approximately the one-half of a lot of land designated as Lot No. 22 on a plat of the property of L. A. Moseley, made by Dalton & Neeves, Engineers, dated June, 1940, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "J" at page 239, and being that one-half or portion of said lot adjoining the corner of the said Charles St. and Newland Ave. and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southwest side of Newland Avenue 137.8 feet Southwest of the joint corner of Charles St. and Newland Ave., and running thence N. 53-45 W. 137.3 feet to an iron pin, near the joint corner of Charles St. and Newland Ave., thence continuing along a curved line with Newland Ave. to an iron pin on the Southeast side of Charles St. (the cord of which is S. 84-0 W. 14.8 feet); thence continuing with the Southeast side of Charles St. S. 43-15 W. 75.1 feet; thence S. 49-15 E. approximately 160 feet to the rear line of said Lot No. 22; thence N. 32-25 E. 90.3 feet to the beginning corner.

The following building restrictions shall apply to the tract of land described herein.

- (1) The said property shall be used for residential purposes only.
- (2) No dwelling costing less than \$2,000.00, shall be built on any lot fronting on Perry Road and no building shall be constructed on any other lot in said subdivision costing less than \$1500.00.
- (3) No dwelling shall be constructed on any lot fronting on Perry Road nearer than 30 feet of Perry Road and no dwelling shall be built on any other lot in said subdivision nearer than 20 feet to the street upon which it fronts.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, rented, leased, or otherwise disposed of to or used by persons of African descent.