

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. E. Martin

in the State aforesaid,
in consideration of the sum of
Four Hundred and Fifty - - - - - (\$450.00) - - - - - Dollars

to me in hand paid
at and before the sealing of these presents by Charles L. Welborn

(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
Charles L. Welborn

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

being a Portion of Lot No. 305 of the property of Colonia Company as per plat of Dalton & Neves
made February, 1938 and recorded in R.M.C. office for Greenville County in Plat Book J, Pages 190
and 191, and having the following metes and bounds according to said plat, to wit:

BEGINNING at an iron pin on the Northeast side of Franklin Road, corner of Lot No. 304, and run-
ning thence along the line of Lot No. 304 N 25.34 E 219 ft. to an iron pin on the line of Lot No.
304 at the corner of that portion of Lot No. 305 heretofore sold by the Colonia Co. to Charles L.
Welborn (Deed Book 237, page 199); thence along the line of said Welborn lot S 64.26 E 90 ft. to
a point corner of other property heretofore conveyed by Colonia Co. to Charles L. Welborn (Deed Book
242, Page 33); thence along the line of said property S 27.34 W 219 ft. to a point on the North-
east side of Franklin Road; thence along the Northeast side of Franklin Road N 64.26 W 90 ft. to
the beginning corner. This being one of several lots conveyed to the grantor herein named by
Colonia Co. by deed dated Aug. 30, 1944 and recorded in Book 267, Page 20.

The conveyance of the above described lot is made subject to the following restrictions:

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3,000.
3. Said property shall never be sold, rented or otherwise disposed of to any person of African descent.