

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I. Ruth B. Hammett,

.....in the State aforesaid,
.....in consideration of the sum of
Twenty Two Thousand Two Hundred Fifty and no/100 (\$22,250.00) Dollars

to mein hand paid
at and before the sealing of these presents by
Susan F. Stringer

(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

Susan F. Stringer, Her Heirs and Assigns, Forever:

All of those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the Northern side of Harcourt and being known and designated as Lots No. 7 and 8 on a plat made by R. E. Dalton, Engineer, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at page 284, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Harcourt at the joint front corner of Lots No. 6 and 7 and running thence with the common line of said lots, N. 10-23 E. 185.8 feet to an iron pin on the south side of an unnamed 30 foot street; thence with the south side of said unnamed street, N. 84-34 W. 142 feet to an iron pin on the south side of said unnamed street which iron pin is also the joint rear corner of Lots No. 8 and 8A; thence with the common line of said last mentioned lots, S. 22-45 W. 121.4 feet to an iron pin on the northern side of Harcourt, which iron pin is also the joint front corner of Lots No. 8 and 8A; thence with the northern side of Harcourt along a curved line, the tangent of which is S. 49-38 E. 90 feet to an iron pin the joint front corner of Lots No. 7 and 8; thence continuing along the northern side of Harcourt in a curved line, the tangent of which is S. 64-23 E. 40 feet to an iron pin in the front line of Lot No. 7; thence continuing with the northern side of Harcourt along a curved line the tangent of which is S. 80-51 E. 50 feet to an iron pin on the northern side of Harcourt the beginning corner.

This being the same property conveyed to the grantor herein by two separate deeds as follows: Deed from Charlotte McKay Hawkins dated April 3, 1944, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 263, at page 28. Deed from J. Ed. Hart dated October 24, 1939, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 215, at page 106.

This conveyance is made subject to the following building restrictions which are expressly for the benefit of the owners of all lots fronting on Harcourt as shown on plat hereinabove referred to, but excepting the rear portion of Lot No. 5;

(1) The property shall never be sold, rented or otherwise disposed of to persons having any percentage of negro blood.

(2) No building shall be erected on said lots nearer to Harcourt than thirty feet, and only one dwelling shall be erected on said lot, except one tenant house may be placed on the rear of said lot.

(3) The property shall be used exclusively for white residential purposes, and no filling station, store or apartment house shall ever be placed on said premises.