

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That FURMAN INVESTMENT COMPANY

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Six Hundred and no/100 (\$600.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Leila Von Hollen, her Heirs

and Assigns:-

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the East side of Mauldin Street and being known and designated as Lot 12 of Block H of a revised plat of property of Furman Investment Company prepared by C. M. Furman, Jr., Engineer, July, 1923, which plat is of record in the RMC Office for Greenville County in Plat Book F at pages 159 and 160, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the East side of Mauldin Street and running thence N. 62-20 E. 156.39 feet to an iron pin in the rear line of Lot 13, which point is also the joint rear corner of Lots 12 and 14; thence S. 38-15 E. 50.03 feet to an iron pin in the rear line of Lot 11, which point is also the joint rear corner of Lots 10 and 12; thence along the common line of Lots 10 and 12, S. 52-20 W. 156.78 feet to an iron pin on the East side of Mauldin Street, joint front corner of Lots 10 and 12; thence with the East side of Mauldin Street N. 37-40 W. 50 feet to the beginning corner.

The property herein conveyed is subject to the following building restrictions:

1. This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
2. No building shall be erected thereon nearer than 15 feet to Mauldin Street.
3. This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.

When the plat to this property was made it was the intention to have common drive ways between the lots but this plan was never carried out and the common drive way indicated on the plat by dotted lines has been abolished and this lot is conveyed free of any common drive way for the adjoining lot.

The Grantee assumes and agrees to pay the 1946 taxes.