

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, William D. Young

.....in the State aforesaid,
.....in consideration of the sum of
Thirty Seven Hundred and Fifty (\$3750.00) Dollars

to me in hand paid
at and before the sealing of these presents by
W. S. Judy

(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
W. S. Judy

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

being known and designated as Lot Nos. 1 and 8, according to a plat recorded in Plat Book B, Page 143, in the R. M. C. Office for Greenville County, reference to which is hereby made and having the following metes and bounds, according to said plat:

Lot No. 1: Beginning at a point on the Northern side of the Pelham road at the joint front corner of Lot Nos. 1 and 2 and running thence N. 45-02 E. 853.8 ft. to joint rear corner of Lots Nos. 1 and 2; thence N. 88-35 W. 268.2 ft. to a pin; thence S. 70-15 W. 462 ft. crossing the County Road to the pin; thence along said road, S. 57-35 W. 312 ft. to a point in the middle of Pelham Road; thence N. 88-28 E. 37.5 feet. to a point on the side of the Pelham Road; thence along Pelham Road S. 49-0 E. 427.8 ft. to the point of the beginning.

Lot No. 8: Beginning at a point on the South side of the Pelham Road joint front corner of Lot Nos. 7 and 8, running thence with the line of Lot No. 8, S. 44-46 W. 779.3 ft.; thence North 48-10 W. 306.2 ft. to a point which is the corner of land owned by Grantee; thence N. 44-20 E. 786.1 ft. to a point on the side of the Pelham Road; thence with said road S. 50-06 E. 312.2 ft. to the point of the beginning.

This conveyance is subject to the following restrictions and conditions which are imposed on the tract of land conveyed and are to be imposed on all other tracts conveyed.

1. The lot of land hereby conveyed shall be used exclusively for single family residences for white persons only (except as to servants' of occupants), and shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.

2. No residence (other than out buildings appurtenant to dwelling) costing less than \$10,000.00 shall be erected thereon prior to January 1, 1971.

3. The grantor reserves to himself, and his heirs and assigns, the right to the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, at any time without compensation to any lot owner provided; that the premises shall be left in as good condition as before.

4. The said lot shall not be re-cut and only one dwelling shall be erected thereon, except as to servants' house, or houses of occupants.

5. No house may be erected on any lot less than 125 feet from the street line.

6. Paragraph 4 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lot, provided the frontage of said lot is not reduced to less than 190 feet, and provided further that each dwelling erected shall be upon a lot of at least 190 feet frontage.

7. No obnoxious or offensive trade or business shall be engaged in on the premises.

8. No building of a temporary nature shall be erected on the property for use as a residence.

The purchase price of said lot has been reduced materially because of the foregoing restrictions, which are not conditions subsequent but are deemed covenants running with the land and binding on owners and occupants thereof. They may be enforced by proper proceedings by any owner or occupancy of any lot, as well as by this grantor since they are for the benefit of all persons in the neighborhood. By accepting this deed each grantee binds himself and his heirs and assigns to comply with all of said conditions, such conditions being a part of a general plan, which plan has been adopted by the grantor and is applicable to all grantees purchasing lots.