

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 Eight Hundred and No/100 (\$800.00) 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 James V. Wherry, his 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 northern side of McBee Boulevard and being known and designated as Lot No. 4 of Block F 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 R. M. C. Office for Greenville County in Plat Book F at page 159 and 160, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of McBee Boulevard joint front corner of Lots 2 and 4 of Block F which iron pin is 63.40 feet east of the northeast corner of the intersection of McBee Boulevard and Mauldin Street and running thence along the joint line of said lots in a northwesterly direction 100 feet to an iron pin joint rear corner of Lots 1, 2, 3 and 4; thence along the rear line of Lots 3 and 4, N. 65-15 E. 80 feet to an iron pin joint rear corner of Lots 3, 4, 5 and 6; thence along the common line of Lots 4 and 6 in a southeasterly direction 100 feet to an iron pin on the northern side of McBee Boulevard joint front corner of Lots 4 and 6; thence along the northern side of McBee Boulevard S. 65-15 W. 80 feet to an iron pin, the beginning corner.

The recorded plat above mentioned shows that a joint driveway 7 feet wide was intended to be laid out between Lot No. 2 and Lot No. 4 and it was contemplated that $3\frac{1}{2}$ feet of same would be on the northeast side of Lot No. 2 and $3\frac{1}{2}$ feet on the southwest side of Lot No. 4, but the contemplated joint driveway between the said lots has been abandoned and it is understood that the grantee, by accepting this deed, acquires no right to such joint driveway, and the lot conveyed to him is not to be subject to any joint driveway rights along same.

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 buildings shall be erected thereon nearer than 15 feet to McBee Boulevard.
3. This property shall not be sold, rented or otherwise disposed of to negroes or Persons of African descent.
4. The Grantor agrees to pay the 1946 State and County Taxes.