

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, J. Harold Martin, of the City of Greenville

in consideration of the sum of Ten Dollars and other considerations

DOLLARS,

to me paid by Charles T. Merritt

in the State aforesaid, (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 T. Merritt

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

and being known as lot # 2 of the subdivision of part of the estate of J. T. Blassingame, plat recorded in Book "J" at page 117 having the following metes and bounds:

BEGINNING at an iron pin at corner of Lot # 1 on East Faris Road and running thence eighty (80) feet N. 64-30 E to an iron pin at corner of Lot # 3; Thence N 28-10 W one hundred ninety and two tenths feet (190.2) to iron pin corner lot #3; Thence eighty (80) feet S. 64-30 W to iron pin at corner of lot # 1; Thence one hundred ninety and two tenth (190.2') feet S. 28-10 E to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the said premises belonging or in any wise incident or pertaining.

To have and to hold and singular premises before mentioned unto the said Charles T. Merritt and his heirs and assigns forever; subject however to the following conditions and restrictions to wit:

- 1. The lot of land hereby conveyed shall be used exclusively for residence purposes for white persons only (except as to servants of occupant) and shall never be sold, rented or otherwise disposed of to any person whole or part of African descent, or used in any manner which may render neighboring property less desirable for residence purposes.
- 2. No structure (other than out buildings appurtenant to a dwelling costing less than Forty Five Hundred (\$4500.00) dollars shall be erected on said lot.
- 3. No house may be erected on said lot less than forty five feet from street line.

Conditions numbers 2 and 3 shall remain in force until the last day of December, A.D . 1979.