

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of the County of Greenville,

.....in the State aforesaid,
.....in consideration of the sum of
Four Hundred Seventy Five (\$475.00) Dollars and the restrictions hereinafter set ~~forth~~
forth.

to me.....in hand paid
at and before the sealing of these presents by
Lucy H. Chiles

(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
Lucy H. Chiles, her heirs and assigns,

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

about six miles south of Greenville Court House, east of the Augusta Road, being known and designated as Lot Number Seven (No. 7) on north side of Eastview Drive on plat and survey of subdivision known as "Clearview", made by M. H. Woodward, R. E., Dec. 1945, and recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 1, and according to the said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on north side of Eastview Drive, joint front corner of Lots Nos. 6 and 7 on said plat, and running thence N. 18-04 W. 199.9 feet along line of lot No. 6, to point; thence N. 68-18 E. 86.4 feet to point, joint rear corner of Lots Nos. 7 and 8; thence S. 18-04 E. 205.5 feet along line of Lot No. 8, to point on north side of Eastview Drive; thence along the north side of Eastview Drive, S. 71-56 W. 86.2 feet to the point of beginning. This is a part of a tract of 18.91 acres, more or less, conveyed to me by Willis et al, by this deed dated Nov. 3, 1944 and recorded in Vol. 269, page 179, said R. M. C. Office.

Subject, however, to a right of way reserved for sidewalk and power line.

This property is conveyed subject to the following restrictions, which are uniform and a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive.
2. That no residence shall be erected on said property costing less than Four Thousand (\$4,000.00) Dollars, exclusive of lot:
3. That no building shall be erected on said property nearer than Fifty Five (55) feet to the north side of Eastview Drive;
4. No surface closet shall be placed or used on said property.
5. That said property shall be used for residential purposes only and not for any commercial purposes;
6. That no part of said property shall be sold or rented to, or otherwise disposed of to, any person or persons of African descent.