

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That we, Carl B. Holland and Courtney P. Holland

in the State aforesaid  
in consideration of the sum of \$1502.16 and assumption of mortgage set out below

DOLLARS,

to us paid by Roland Z. Farkas

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 Roland Z. Farkas

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

on the western side of Grove Road, near the City of Greenville, being shown as Lot No. 25 of Block "A" of plat of Woodland, made by Dalton and Neves, in February 1938, recorded in Plat Book J, at Pages 70 and 71, and being more particularly described by metes and bounds, as follows:

Beginning at a stake on the western side of Grove Road, at corner of Lot no. 24, and running thence with line of said lot, N. 62-36 W. 171.8 ft. to an iron pin; thence N. 42-00 W. 88.9 ft. to an iron pin at corner of Lot No. 8; thence with line of said lot, N. 48-00 E. 50 ft. to an iron pin, corner of Lot No. 26; thence with line of said lot, S. 42-00 E. 79.5 ft. to an iron pin; thence S. 62-36 E. 163 ft. to iron pin on Grove Road; thence with the western side of Grove Road, S. 27-24 W. 50 ft. to the beginning corner; being the same property conveyed to the grantors by Mrs. Mary B. McDowell by deed dated January 3, 1946, recorded in the R. M. C. Office for Greenville County in Volume 285 at Page 28.

This conveyance is made subject to the following restrictions:

- (1) This property is for residential purposes only.
  - (2) No residence shall be erected on said property to cost less than \$2,500.00.
  - (3) Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
  - (4) No building of any kind shall be erected neared to the street than 35 feet or nearer than 5 feet of any property line.
  - (5) Nothing that constitutes a nuisance to other property owners shall be permitted.
  - (6) No whiskey or intoxicating beverages shall be sold on the property.
  - (7) On the property that has been set aside for business purposes no building is to be erected except of either stone, brick or frame construction.
- 1946 taxes are to be paid by the Grantor.

As a part of the consideration of this deed, the Grantee assumes and agrees to pay a balance of \$2,997.84 due on a mortgage executed by the Grantor to Fidelity Federal Savings and Loan Association dated May 25, 1946, recorded in Book of Mortgages 345 at Page 208.