TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That it, BAGNAL-NETTLES BUILDERS SUPPLY COMPANY, a corporation of the State of South Carolina, in the State aforesaid for and in consideration of the sum of one thousand six hundred fifty and NO/100 ($1,650.00) dollars, DOLLARS, to it paid by H. CLEVELAND BEATTIE, of Greenville County, 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 H. Cleveland Beattie

All that certain piece, parcel or lot of land, situate in the City of Greenville, County of Greenville, State of South Carolina, on the west side of University Ridge, known and designated as Lot No. 9 on map No. 2 of Cleveland Terrace, property of W. C. Cleveland as shown by plat made by Dalton & Neves, May, 1931, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the west side of University Ridge at the joint of lots 8 and 9, and running thence with the joint line of said lots S. 88-27 W. 219 feet to a point on the east side of a 10-foot screen area; thence along the west side of said 10-foot screen area N. 5-16 W. 71.1 feet to an iron pin; thence N. 81-51 E. 295 feet to an iron pin on University Ridge; thence with said University Ridge S. 52-00 W. on a curved line 66.5 feet; thence still with University Ridge in a curved line S. 12-57 W. 66.6 feet to the beginning corner.

The lot hereby conveyed is subject to the following building restrictions:

1. No dwelling or other building is to be erected thereon closer then 50 feet to University Ridge.
2. The property is to be used solely for residential purposes.
3. No residence shall be erected on said lot costing less than $4,000.00.
4. The said property shall not be disposed of or rented to any person of African descent.

Being the same premises heretofore conveyed to grantor by E. M. Smith, by its deed dated December 1939, and recorded in the office of the Clerk of Court for Greenville County, in the office of the Register of Mesne Conveyance for Greenville County, in Vol. 220, page 262.