

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, T. E. Hart,

in the State aforesaid,
in consideration of the sum of
Three Thousand (\$3,000.00) and no/100 Dollars

to me in hand paid
at and before the sealing of these presents by G. P. Peterson and Estelle Peterson,

(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
G. P. Peterson and Estelle Peterson,

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

All that certain tract or Parcel of land situate in the County of Greenville, State of South Carolina, Near the Town of Travelers Rest, South Carolina, And being more Particularly described as follows; Beginning on A Post and Petterson's Line S-36-15 E-716 feet to an Iron pin on Buncomb Road, (Also Petterson's Corner) Thense along Buncomb road S 52'-W 140 feet to an Iron pin Corner of New Thirty Feet Street (HART STREET) Thense along Hart Street, N-36'-15 E -784.81 feet, to Iron pin, Thense S 87-48-W, 153.5 feet to the beginning Corner. And being known as Lot no THREE according to that certain plat made by N. O. McDowell, Jr. Survayor, July 22nd, 1946.

Said Plat being of record in the R. M. C. Office for Greenville County, S. C. in Plat book P at Page 61 to which plat and the record thereof reference is hereby made.

This Property is sold subject to the following restrictions To-Wit; F I R S T: Shall be used for residential purposes only. S E C O N D. Shall be used by white People Only, Shall never be sold to any Firm, Person or Corporation Controlled by Negro Blood, T H I R D; The building line is to Face Hart street and is to set back from Hart street Twenty Feet. No Building to built on any of this Property to cost less than \$1,500.00 for Residential Purposes. This restriction to apply only to 200 feet. from highway.

Apart of the Consideration of this deed is that the Grantor herein is to open said Hart Street at his own cost, and is to have same Completed within Sixty days from this Date.

This being a part of the land conveyed to me by Mrs. Hattie Case, by deed dated March 25th, 1939, and recorded in the R. M. C. Office for Greenville County in Deed book 209 at Page 443, To which deed and the record thereof reference is hereby made.

Taxes for the year of 1946 is to be Prorated, All other encumbrances if any to be paid in full by the Grantor herein.