

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Paul W. and Ruth T. Batson,

in the State aforesaid. for and
in consideration of the sum of One Hundred Seventy-five and no/100 (\$175.00)
DOLLARS,

to us paid by Alexander D. Lewis

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 Alexander D. Lewis, his heirs and assigns,

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

being Lot Number Forty-One (41) in a subdivision known as Buncombe Park located 3 1/2 miles North of Greenville, South Carolina on the Old Buncombe Road, said Plat being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book M, page 12, for a more complete description this conveyance is made subject to the following restrictions and is a part of the same land as conveyed to me by Julia Peterkin;

- (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
- (2) That no building shall be erected on said lots costing less than the sum of \$2,000.00.
- (3) That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.
- (4) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
- (5) That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
- (6) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.
- (7) All out-buildings are to be erected on rear of lot.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF GREENVILLE COUNTY, SOUTH CAROLINA, THIS 12th DAY OF FEBRUARY, 1954.