

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Arnelia W. Blassingame
of the City of Greenville

in the State aforesaid,
in consideration of the sum of
Six Hundred and fifty dollars Dollars
and other valuable considerations

to me in hand paid
at and before the sealing of these presents by
Arthur M. Byrd

(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
Arthur M. Byrd

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

All that certain lot, piece or parcel of land situate lying and being in the State and County aforesaid and being known as Lot No. 23 of the subdivision of part of the estate of J. T. Blassingame, Plot recorded in Plot Book "J" at page 117 having the following metes and bounds: Beginning at iron pin at corner of lot 21 on Ponce Deleon Drive and running thence seventy two (72) feet N. 26-13 W. to iron pin at corner of lot 25, thence N. 64-30 E. one hundred and seventy eight (178) feet, thence S. 26-13 E. seventy two (72) feet, thence S. 64-30 W. one hundred and seventy eight (178) feet to the beginning corner.

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Arthur M. Byrd and his heirs and assigns forever, subject however to the following conditions and restrictions, to-wit:

1. The lot of land hereby conveyed shall be used exclusively for residence purposes for white persons only (except as to servants of occupants) and shall never be sold, rented or otherwise disposed of to any person whole or partly of african decent or used in any manner which may render neighboring property less desirable for residential purposes.
2. No structure (other than outbuildings appurtenant to dwelling) costing less than four thousand (4000.00) Dollars shall be erected on said lot.
3. No house may be erected on said lot less than forty-five (45) feet of street line.

Conditions No. 2 & 3 shall remain in force until the last day of December 1979 A.D.