

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,  
Greenville County. }KNOW ALL MEN BY THESE PRESENTS, That I, Harriet H. Parker

In the State aforesaid,

In consideration of the sum of

Eight Hundred and no/100 (\$800.00)

Dollars

to ME

In hand paid

at and before the sealing of these presents by

J. R. Ellis and E. C. Ellis

(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

J. R. Ellis and E. C. Ellis, their heirs and assigns forever:-

All that piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the West side of the New Buncombe Road, U. S. Highway No. 25, and known as Lot No. 5 of property of Harriet H. Parker according to a plat thereof made by Dalton & Neves, in November, 1939, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book J, at pages 142 and 143, and having, according to said plat, the following metes and bounds:-

Beginning at an iron pin on the West side of Buncombe Road, joint front corner of lots Nos. 5 and 6, and running thence with the line of Lot No. 6, S. 26-15 W. 642.8 feet to an iron pin on the East side of a 40 foot road; thence with said 40 foot road N. 38-51 W. 150.25 feet to an iron pin, joint rear corner of lots No. 4 and 5; thence with the line of Lot No. 4 N. 26-15 E. 642.4 feet to an iron pin on the West side of Buncombe Road; thence with Buncombe Road S. 39-03 E. 150 feet to the beginning corner, said lot containing 2 acres.

The above described lot is out from and is part of lots Nos. 67, 69 and 63 of Parker Land Company property, which were conveyed to the Grantor by Parker Land Company by deed recorded in the R. M. C. Office for Greenville County in Deed Book 80, at page 80.

This conveyance is subject to the following restrictions:-

- (1) That no use shall be made of this lot for any purpose other than residential purposes.
- (2) That no house nor other building shall be erected on this lot within 100 feet of the right of way of the New Buncombe Road.
- (3) That no negro house shall be erected on this lot other than a servant house which in any event shall be located no closer than 200 feet to the road in the rear of this lot.
- (4) That no house shall be built on the front portion of this lot having a value of less than \$2,500.00.
- (5) That no house shall be built on the rear of this lot facing the 40 foot road which shall be closer than 50 feet to said road, and any such house built upon the rear portion of this lot shall cost not less than \$1,500.00.
- (6) No barn shall be erected within 150 feet of the 40 foot dirt road in the rear of this lot.