TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, D. Frank Williams, of Greenville County, in the State aforesaid in consideration of the sum of Nine Hundred and No/100 -- ($900.00) DOLLARS, to me paid by R. L. Pinson, Jr., 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 R. L. Pinson, Jr., his heirs and assigns forever;

All those certain pieces, parcels, or lots of land situate, lying and being in the State of South Carolina, County of Greenville and in Greenville Township, on the northwest side of Berkeley Avenue, and being known and designated as the greater portion of Lots Nos. 20 and 29 and all of Lots Nos. 21 and 28, of a subdivision known as "Franklin Park", as shown on plat thereof made by W. J. Riddle in December, 1943 and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 89, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Berkeley Avenue at a point 10 feet northeast of the joint corner of Lots Nos. 19 and 20 and running thence along the northwest side of Berkeley Avenue, N. 32-58 E. 140 feet to an iron pin at the corner of Lot No. 22; thence along the line of Lots Nos. 22 and 27, N. 53-32 W. 257.7 feet to an iron pin on the northwest side of a ten (10) foot alley; thence along the line of said alley, S. 46-41 W. 140 feet to an iron pin on the northwest side of said alley at a point 10 feet northeast of the rear corner of Lot No. 30; thence on a line through Lots Nos. 22 and 29, S. 53-0 E. 292 feet, more or less, to the beginning corner.

It is expressly understood and agreed that the above description includes the 10-foot alley in the rear of Lots Nos. 28 and 29, but that the grantor herein, his heirs and assigns, shall have the right to reopen the said 10-foot alley at any time.

The above described lots are sold subject to the following restrictions: (1) That the above described lots are to be used for resident purposes for white people only: (2) No residence costing less than $4000.00 shall be built on Berkeley Avenue, and the owners shall conform to a 40-foot building line facing Berkeley Avenue; (3) That the branch running between Lots 20 and 21 and 28 and 29 shall be kept inviolate.

The above lots are conveyed subject to any sewage easements which may cross or encroach upon any lot.

The grantor is to pay taxes for the year 1946.