TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, J. L. Newman, as Administrator c. t. a. of the Estate of Mary Ella McDaniel, deceased, and Annie Lou Newman.

in the State aforesaid

in consideration of the sum of Eleven Hundred Fifty & no/100 DOLLARS,

to us paid by S. J. Fischer

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 S. J. Fischer

All that certain parcel, piece or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the North side of Ben Street, and designated as lot No. 27, of McDaniel Heights, a plat of which is recorded in the R. M. C's office for Greenville County, in Plat Book P, at page 87, and having according to said plat, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the North side of Ben Street, which iron pin is 389.6 feet East of the Northeast intersection of Ben Street and McDaniel Avenue; joint corner of Lots Nos. 27 and 28; thence along the joint line of said lots, Due North, 179 feet to an iron pin, rear joint corner of said lots; thence due West 70 feet to an iron pin, rear joint corner of lots Nos. 26 and 27; thence along the joint line of said lots, Due South, 179 feet to an iron pin in the line of Ben Street; thence along Ben St. Due East, 70 feet to the point of beginning.

This property is sold subject to the following building restrictions:

1. The property herein conveyed shall be used exclusively for residential purposes.

2. The said property shall not be sold, rented, or otherwise disposed of to any person or persons other than of the Caucasian race.

3. That the front portion of any building to be constructed upon said property shall not be nearer than 40 feet of the front property line, and

4. No building other than outhouses shall be erected upon said property costing less than the sum of $6,500.00.

Grantee to pay State, County, and City taxes for 1947.