

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That ~~The First National Bank of Greenville, as Executor under the will of W. C. Cleveland, deceased and Alice Burnett Cleveland as Executrix under the Will of W. C. Cleveland.~~ a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Twenty One Hundred (2100.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Thomas E. Eskew, his heirs and assigns, forever: All that certain piece, parcel or lot of land situate, lying and being on the South side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot #8 and the Western portion of Lot #9 adjacent thereto on Plat of Cleveland Terrace, made by Dalton & Neves, Engineers, February, 1926, recorded in the R.M.C. Office for Greenville County in Plat Book "G", page 210, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southeast corner of the intersection of Ridgeland Avenue and McDaniel Avenue and running thence along the South Side of Ridgeland Avenue, S. 67-27 E. 50 feet to an iron pin at joint front corner of Lots 8 and 9; thence continuing with the South side of Ridgeland Avenue, S. 66-17 E. 40 feet to an iron pin in the front line of Lot 9, corner of property heretofore conveyed by W. C. Cleveland to Marie H. King; thence with said King lot, S. 23-33 W. 208 feet to an iron pin on the North side of a 15-foot alley; thence with the North side of said alley, N. 69-18 W. 161.9 feet to an iron pin at edge of screen area; thence along the edge of said screen area, N. 46-33 E. 177.3 feet to an iron pin; thence N. 43-27 W. 10 feet to an iron pin on the Southeast side of McDaniel Avenue; thence with the Southeast side of McDaniel Avenue, N. 36-55 E. 50 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No building shall be erected on said property nearer than 60 feet to Ridgeland Avenue.
- (2) No dwelling shall be erected on said lot costing less than \$8,000.00 (this shall not, however, apply to servants houses used in connection with the dwelling).
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to persons having any percentage of negro blood.
- (4) The said property shall be used only for residential purposes.

This is a portion of the property that was owned by W. C. Cleveland at the time of his death and this conveyance is made by the undersigned as Executors under the Will of W. C. Cleveland, pursuant to the power and authority conferred on them by said will which is on file in the office of the Probate Court for Greenville County, South Carolina.

The Grantee is to pay 1947 taxes.

This property is conveyed subject to the further restriction that the said lot shall not be recut or subdivided so as to face any direction other than shown on the above mentioned plat.