

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, Cleo E. Boyd and Eleanor Still Boyd

in the State aforesaid,  
in consideration of the sum of

Six Hundred dollars (\$600.00)

Dollars

to us in hand paid

at and before the sealing of these presents by

J. P. Jamison

(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. P. Jamison, his heirs and assigns forever,

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

being known and designated as Lot No. 69 of Augusta Acres, according to plat of property of Marsmen, Inc., made by R. E. Dalton, Engineer, March 1946, recorded in the R. M. C. Office for Greenville County in Plat Book "P", page 15, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the West side of Hull Drive, joint corner of lots Nos. 68 and 69, and running thence with line of lot No. 68, S. 69-42 W. 200 feet to an iron pin, joint corner of Lots Nos. 61, 62, 68 and 69; thence with the rear line of lot No. 61, N. 20-18 W., 100 feet to an iron pin, joint corner of lots Nos. 60, 61, 69 and 70; thence with line of lot No. 70, N. 69-42 E. 200 feet to an iron pin on the West side of Hull Drive; thence with Hull Drive, S. 20-18 E., 100 feet to an iron pin, the beginning corner.

Grantee to pay 1947 taxes.

This is a portion of the property conveyed by Mary I. Meadors to Marsmen, Inc., by deed recorded in the R. M. C. Office for Greenville County, in Deed Book 290 at page 143, and a portion of this land, including the above lot, is being developed as a restricted residential district and is sold subject to the following restrictions, which constitute a part of the consideration hereof, and shall be effective for a period of fifty (50) years from the date hereof:

- (1) No residence shall be built thereon at a cost of less than \$5,000.00.
- (2) Said property is to be used or sold for residential purposes only.
- (3) No building to be erected nearer than 30 feet from the street.
- (4) No outside toilets to be permitted after the installation of water lines.
- (5) No part of this property to be sold, rented or otherwise disposed of to any persons of African descent.
- (6) Said property is not to be recut or subdivided so as to face any direction other than as shown on said Plat.