

TITLE TO REAL ESTATE

The State of South Carolina)
)
 County of Greenville)

S. C. Stamps \$3.00
 U. S. Stamps \$1.65

Know all men by these presents that I, Andrea C. Patterson, of Greenville County, in the state aforesaid, in consideration of the sum of thirteen hundred dollars to me in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto S. H. Weathers and G. E. Bradshaw all that certain piece or parcel of land situate, lying and being in said state and county, not quite two and one-half miles slightly south of west of the county court house in the City of Greenville, including Lots numbered nine (9), eleven (11), twelve (12) and thirteen (13) as shown on Dalton & Neves plat dated April, 1942, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "K," page 128, and having such metes and bounds as are set forth on said plat; this being a part of the land conveyed to me by Southern Guaranty and Trust Company, as trustee, on August 18th, 1945, by deed recorded in said office in Book 279, page 214. It is understood and agreed that said grantees will pay the taxes on said land for the year 1947, and that the same is conveyed subject to the terms of the "clearance permit" granted to Southern Bell Telephone & Telegraph Co., Inc., dated April 16th, 1942, and to the following covenants, which said grantees, by accepting this deed, hereby bind themselves and their heirs and assigns to fulfill, to wit:

- (1) No part of said premises shall be sold, rented or otherwise disposed of to or be occupied by any person wholly or partly of African descent.
- (2) No whisky, beer or other spirituous liquor shall be sold or disposed of nor shall any noxious or offensive trade or activity be carried on upon any noxious or offensive trade or activity be carried on upon any portion of said premises, nor shall anything be done thereon which may render other premises in said block of land less valuable. The work "block", used in this covenant as a description of the area to be affected by these restrictions, shall be deemed to include all the land bounded by Washington Avenue, the old White Horse Road and Gordon Street, except the lot measuring 200 by 200 feet in the southeast corner thereof, conveyed to Jones F. West by deed recorded in Book 79, page 335.
- (3) All buildings on any part of said premises shall be substantial and of good appearance, and said premises shall be maintained in neat and attractive condition.
- (4) These covenants shall run with the land and bind said grantees and all persons claiming under them until the last day of December, 1985, at which time said restrictions shall be automatically extended for successive periods of ten years each, unless by vote of the then owners of all lots in said block it be agreed to change some or all of said restrictions in whole or in part.
- (5) Said grantees and their heirs and assigns shall be amenable to such reasonable sanitary rules and regulations as may be agreed upon from time to time by a majority of the property owners in said block.
- (6) As these covenants are intended for the protection of all such owners, it shall be lawful for any of them to institute and prosecute any proceedings at law or in equity against any person or persons or corporations violating or attempting to violate any such covenant, for the purpose of preventing such violation or of recovering damages or other dues therefor.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto said grantees and their heirs and assigns forever.

Witness my hand and seal, this seventeenth day of March, in the year of our Lord one thousand, nine hundred and forty-seven in the one hundred and seventy-first year of the independence of the United States of America.

Signed, sealed and delivered in)
 the presence of)
 W. C. Hawby)
 F. B. Massingale)

Andrea C. Patterson (L.S.)

For value received, Lots numbered 9, 11, 12, and 13, conveyed to G. E. Bradshaw and S. H. Weathers by the foregoing deed, are hereby released from the liens of the following mortgages:
 1. The mortgage executed to Arthur M. Taylor, dated February 1, 1923, and recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Book 87, page 159; and
 2. the mortgage executed to Andrea C. Patterson, dated August 4, 1924, and recorded in said office in Book 31, page 166.

Signed, sealed and delivered in the presence)
 of)

W. C. Hamby)
 F. B. Massingale)

Andrea C. Patterson
 L. O. Patterson
 As trustee for R. H. and W. P. White, under the
 will of Mrs. Louisa E. White, deceased.