

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, James O. Crenshaw and Beatrice G. Crenshaw

in the State aforesaid,
in consideration of the sum of
One Thousand and no/100 (\$1,000.00 Dollars

to us in hand paid
at and before the sealing of these presents by W. H. Brown

(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
W. H. Brown

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

All that piece, parcel or lot of land situated, lying and being in Greenville Township, Greenville County, State of South Carolina, on the South East side of Mauldin Street and being known and designated as the major portion of lot No. 16 and a small triangler strip of lot No. 17 of Block H of a revised plat of property of Furman Investment Company prepared by C. W. Furman, Jr., Engineer, July 1923 which plot is of record in the R. M. C. Office for Greenville County in Plat Book "F" at page 159 and 160, and having, according to said plat the following metes and bounds:

Beginning at an iron pin on the Southeast side of Mauldin Street joining front corner of lots Nos. 14 and 16 and running thence with the joint line of said lots N 52-20 E 156 feet to an iron pin joint rear corner of said lots, which pin is also in the rear line of lot No. 15; thence along the rear line of lots Nos. 15 N. 38-15 W 32.9 feet to a stake in the rear line of lots Nos. 15 and 16; thence S. 69 W crossing the common line of lots No 16 and 17 a distance of 100.7 feet to an iron pin; thence 67-45 W 62 feet to an iron pin on the Southeast side of Mauldin Street which pin is 26-46 Feet North of the joint front corner of lots Nos. 16 and 17; thence with the Southeast side of Mauldin Street S 57-40 W. 78-46 feet to an iron pin, the beginning corner.

It having the intention of the grantor to convey the remaining major portion of lot No. 16 of Block H and the triangler strip of lot No. 17 of block H which was excluded in the deed from Furman Investment Company to the South Carolina Highway Department recorded in the R. M. C. office for Greenville County in Deed Book 259 at page 403.

The property herein conveyed is subject to the following building restrictions:

1. This property shall be used exclusively for residential purposes and no merchantile establishments of any kind shall be erected thereon.
2. No buildings shall be erected thereon nearer than 15 feet to Mauldin Street.
3. This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.