

TITLE TO REAL ESTATE

PROVENCE-JARRARD CO., GREENVILLE, 5657

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I. T. D. Bailey

..... in the State aforesaid,  
..... in consideration of the sum of  
Nine Hundred ( \$900.00 ) ....., Dollars

to me ..... in hand paid  
at and before the sealing of these presents by Ruth P. Cunningham

(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  
Ruth P. Cunningham

~~All~~ those two pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina.  
in that section known as Sans Souci about three miles North of the City of Greenville, near the New Buncombe Road on McMakin Drive, the said lots having the following lines and courses to wit:

BEGINNING at an iron pin on the Northern edge of a six foot sidewalk running along McMakin Drive and the Western edge of a sidewalk running along King St. at the North West corner of the intersection of said McMakin Drive and King St. and running thence along the Northern edge of said sidewalk running along McMakin Drive S. 79-28 W. 100 ft. to an iron pin, joint front corner of Lots Nos. 91 and 92; thence along the line of Lot No. 91 N. 10-17 W. 150 ft. to an iron pin; joint rear corner of Lots Nos. 91 and 92; thence N 79-28 E 100 ft. to an iron pin on Western edge of sidewalk running along King St.; thence along Western line of said sidewalk S 10-17 E 150 ft. to an iron pin, the beginning corner, said lots being known and designated as Lots Nos. 92 and 93 on plat recorded in the R. M. C. office for Greenville County in Plat Book "I" at Page 32, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district and is sold subject to the following restrictions which constitute a part of the consideration therefor, and shall be effective for a period of twenty-five years from the date hereof.

- 1. Said property is to be used for residential purposes only.
- 2. No house is to be built nearer the sidewalk running along McMakin Drive than 20 ft.
- 3. No house is to be erected on either of said lots at a cost of less than \$2,000.
- 4. Said property is not to be sold to any person of African descent.

These being the same lots conveyed to me by T. C. Reece Sept. 6, 1943, deed recorded in R. M. C. office Greenville County in Book 256 at Page 215.

Taxes pro rated as of date of transfer and to be paid when due by Grantee.