

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Fidelity Company, Inc.

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 Seven Hundred and no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee..... 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 Clyde Milton Ross

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina being known and designated as Lot No. 12 in Block G on plat of property of Furman Investment Company recorded in Plat Book F, page 159 and 160 and having the following metes and bounds:

Beginning at a stake on the southwest side of Mauldin Street front corner of Lots Nos. 12 and 13; thence with said street N. 37-40 W. 52 feet to a stake in line of Lot No. 11; thence with line of said lot S. 52-20 W. 145.94 feet to a stake; thence S. 41 E. 52.06 feet to a stake rear corner of Lot No. 13; thence with line of said lot N. 52-20 E. 143.5 feet to the beginning.

This conveyance is made subject to the following restrictions:

(1) This lot shall be used solely for residential purposes and no mercantile establishment can be erected thereon.

(2) No building can be erected on this lot nearer than fifteen feet to the front lot line.

(3) This lot cannot be sold, rented or otherwise disposed of to negroes.

On the plat above referred to, there is shown two dotted lines on each side of the dividing line that separates Lots Nos. 12 and 13 which were used to indicate a joint or common driveway between Lots Nos. 12 and 13. This joint driveway has been abandoned and the within conveyance is made free of all rights to a joint or common driveway.

The above is one of the lots conveyed to the Grantor by Furman Investment Company by deed dated April 18, 1947, and recorded in Deed Book 310, page 345 R. M. C. Office for Greenville County.