

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-26-48

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Paul J. Oeland, and James S. Simpson, Jr.,

in the State aforesaid,
in consideration of the sum of
Eighty Five Hundred (\$8500.00)
Dollars

to me in hand paid
at and before the sealing of these presents by Joseph E. Jackson

(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

Joseph E. Jackson, his heirs and assigns, forever:

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, situate, lying and being on the Southeast side of the Spartanburg-Greenville National Highway (sometimes referred to as Camp Road) and being known and designated as all of Lot #11 and a triangular strip from the North-west edge of Lot # 10 of Block B as shown on a revised plat of North Gate, which plat is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, page 13 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of said Spartanburg-Greenville National Highway at joint front corner of Lots 11 and 12, Block B, said pin being 225 feet in a Northeasterly direction from the intersection of said highway and Arcadia Drive and running thence with the line of Lot 12 in a Southeasterly direction 185.3 feet to an iron pin in the center of a 10-foot alley; thence with said alley in a Northeasterly direction 59.8 feet to an iron pin, joint rear corner of Lots 10 and 11; thence through the Western portion of Lot 10, N. 31-07 W. 192.7 feet to an iron pin on the Southern side of said National Highway, which pin is 10 feet Northeast of the joint front corner of Lots 10 and 11; thence with said highway, S. 57-28 W. 85 feet to the beginning corner.

The rear five feet of the above described lot is included within the boundary of a 10-foot alley which is shown on the said plat above mentioned and this property in conveyed subject thereto.

This property is conveyed subject to the restrictions and reservations hereinafter set forth:

(1) No building shall be erected nearer than 40 feet to the front line of lot on Spartanburg-Greenville National Highway.

(2) No dwelling shall be erected on said property costing less than \$3,000.00.

(3) The said lots shall be used for residential purposes only.

(4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.

(5) No obnoxious or offensive trade shall be carried on on the property.

(6) No building of a temporary structure shall be erected on the property for use as a residence.

(7) An easement is reserved along the rear line of the lot, two (2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

The grantee is to pay 1947 taxes.