

Title to Real Estate by a Corporation—Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

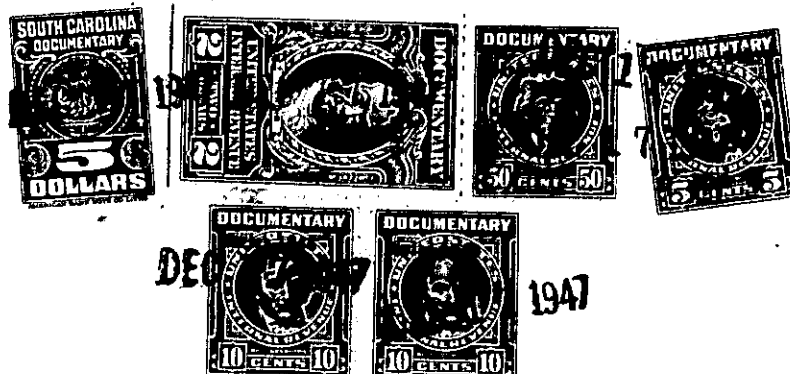
State of South Carolina,

FILED

County of GREENVILLE, S. C.

FEB 16 3 15 PM 1946

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS That The First National Bank of Greenville and Alice Burnett Cleveland as Executors under the Will of W. C. Cleveland, dec. 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 Twenty Five Hundred (\$2500.00) ----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Elizabeth G. Cooper, her heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Woodland Way (sometimes referred to as Choice Street Extension) in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 3 on Plat of property of Estate of W. C. Cleveland, made by Dalton & Neves, Engineers, December 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book S, Page 33, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Woodland Way, at joint front corner of Lots 2 and 3, said pin being 235 feet East from the Southeast corner of the intersection of Woodland Way and Southland Avenue and running thence along the line of Lot 2, S. 29-06 E. 282.1 feet to an iron pin on the Northwest edge of a 25-foot strip of land reserved for a rear driveway; thence along said driveway, N. 63-24 E. 100.1 feet to an iron pin; thence with the line of Lot 4, N. 29-06 W. 286.4 feet to an iron pin on the Southeast side of Woodland Way; thence along the Southeast side of Woodland Way, S. 60-54 W. 100 feet to the beginning corner.

This is a portion of the property that was owned by W. C. Cleveland at the time of his death on August 26, 1946, and this conveyance is made by the Grantors as Executors under the Will of W. C. Cleveland pursuant to the power and authority conferred on us by his will dated January 17, 1940, on file in the Probate Court for Greenville County, S. C. in Apartment 518, File 29.

This property is conveyed subject to the following building restrictions:

- (1) This property shall be used for residential purposes only.
- (2) No building shall be constructed on said property nearer than 75 feet to Woodland Way.
- (3) No dwelling shall be erected on said property costing less than \$10,000.00
- (4) This property shall not be sold, rented, leased or otherwise disposed of to persons of African descent.
- (5) No commercial dog kennel shall ever be constructed on the above described property.
- (6) No horse barn of any kind shall ever be constructed on the above described property.