

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }

County of Greenville. }

KNOW ALL MEN BY THESE PRESENTS, That Furman Investment Company

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 Thirty-Two Hundred and Fifty and no/100 (\$3,250.00) 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 Clyde M. Ross:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southwest side of Mauldin Street, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot 11 of Block G on revised plat of Furman Investment Company property made by C. M. Furman, Jr., Engineer, July, 1923, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F" at pages 159 and 160, and having, according to said plat and a recent survey made by R. E. Dalton, September 3rd, 1940, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southwest side of Mauldin Street, joint corner of Lots 11 and 12 of Block G, said pin also being 152.65 feet in a Northwesterly direction from the point where the Southwest side of Mauldin Street intersects with the Northwest side of McBee Boulevard, and running thence along the Southwest side of Mauldin Street N. 37° 40' W. 52 feet to an iron pin at corner of lot No. 10; thence with the line of lot 10 S. 52° 20' W. 148.37 feet to an iron pin; thence S. 41° 00' E. 52.06 feet to an iron pin; thence with the line of lot No. 12 N. 52° 20' E. 145.94 feet to an iron pin on the Southwest side of Mauldin Street, the beginning corner.

This property is conveyed subject to the following building restrictions:-

(1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.

(2) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.