

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, John E. Morris, of Greenville County,

in the State aforesaid
in consideration of the sum of \$2478.05 and subject to mortgage indebtedness in the sum of \$3271.95
DOLLARS,

to me paid by Ben P. Hughes, Jr.

in the State aforesaid, (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 Ben P. Hughes, Jr., his heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the southwest side of a 50 foot street in Augusta Court, and being known and designated as Lot 55 of Block "D" on plat of Augusta Court, made by R. E. Dalton, April 1923, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, Page 124, and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southwest side of said 50 foot street, joint corner of Lots Nos. 54 and 55, and running thence with line of Lot No. 54, S. 53-22 W. 177 feet to an iron pin; thence N. 39-26 W. 78 feet to an iron pin on the southeast side of a street; thence with the southeast side of said street, N. 55-30 E. 165.5 feet to an iron pin on said street; thence continuing with the curve of said street in a southeasterly direction 17.6 feet to an iron pin on the southwest side of the 50 foot street first above mentioned; thence with the southwest side of said street, S. 39-33 E. 59.5 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No dwelling shall be erected on said lot nearer to the abutting sidewalk than 30 feet.
- (2) The facing of the lots shown on said plat shall be strictly adhered to, however, more than one lot may be used for the purpose of erecting a dwelling.
- (3) The property, or no part thereof, shall ever be sold, rented or otherwise disposed of to negroes or persons having any percentage of negro blood.
- (4) No outbuilding shall be erected nearer the abutting sidewalk than 40 feet.

It is understood that this conveyance is made subject to a mortgage held by Fidelity Federal Savings and Loan Association, upon which there is now due a balance of \$3271.95.