

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That

We, J. W. Hodgens and Sophia T. Hodgens,

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.....
..... in the State aforesaid,

..... in consideration of the sum of
One Dollar and love and affection

to us in hand paid
at and before the sealing of these presents by W. E. Wynn, Jr. and Pearl Timmons Wynn,

(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
W. E. Wynn, Jr. and Pearl Timmons Wynn, their heirs and
assigns,
All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina.

located about three and one-half miles North of Greenville, S. C., and being known and designated as Lot No. forty two (42) on plat of sub-division known as Buncombe Park, said plat being recorded in the R.M.C. office for Greenville County, S. C., in Plat Book "M" at page 12, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of North Haven Drive, joint front corner of Lots Nos. 41 and 42, and running thence along the line of Lot No. forty-one (41) N. 3-02 W. one hundred and seventy-three (173) feet to a point, joint rear corner of Lots Nos. 41 and 42; thence N. 88-00 E. sixty (60) feet to a point, joint rear corner of Lots Nos. 43 and 42; thence along the line of Lot No. 43 S. 3-02 E. one hundred and seventy three (173) feet to North Haven Drive; thence along North Haven Drive S. 88-00 W. sixty (60) feet to the beginning corner.

This conveyance is made subject to the following restrictions:

- (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partially of African descent.
- (2). That no building shall be erected on said lots costing less than the sum of \$2,000.00.
- (3). That no building shall be erected nearer the front line of said lot than thirty feet, nor nearer than ten feet from either side line, nor nearer than five feet from the rear line of said lot.
- (4). That the Grantor reserves to itself and its successors the right to authorize the placing, maintaining and repair of any and all public utilities in the streets without compensation to any lot owner.
- (5). That no cess pool nor surface closet shall ever be maintained on said land, but only septic tanks or other sanitary sewage.
- (6). That no use shall be made of said lot which would constitute a nuisance to adjoining lot owners.
- (7). All outbuildings are to be erected on rear of lot.