

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 9523

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Bessie J. Benneyfield,

in the State aforesaid.

in consideration of the sum of Ten dollars and other valuable considerations,

~~DOLLARS~~

to me ~~xxxx~~ in hand paid at and before the sealing of these presents by
Bonie E. Benneyfield,

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 Bonie E. Benneyfield

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

All that certain piece, parcel and lot of land in the County and State aforesaid, being known and designated as Lot No. (5), of Paris Piney Park, as shown on Plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book H, page 19-20, reference to which is made for a more complete description of said lot. Being a portion of the property conveyed in deeds recorded in the R. M. C. Office Vol. 107/386; Vol. 116/42.

As a part of the consideration for this conveyance, the grantee herein expressly assumes and agrees to pay according to their terms, two certain notes, secured by mortgage covering said lot as follows: (1) Note secured by mortgage covering Lot No. 5, executed by W. D. Workman to Jas. M. Richardson, dated June 29, 1926, in the sum of \$300.00 of record in the R. M. C. Office for Greenville County, in Vol. 140, Page 21; (2) Note secured by mortgage covering Lot No. 6, executed by W. D. Workman to Jas. M. Richardson dated June 29, 1926, in the sum of \$300.00 of record in the R. M. C. Office for Greenville County, in Vol. 176, page 210.

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In accepting this deed, the grantee, herein agrees that the following restrictions shall act as covenants running with the land, and that in the event of violation of any of them, the property herein conveyed shall revert to the immediate grantor;

1. No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title, either legal or equitable, to any person not of the Caucasian race, nor to any corporation of which any stockholder shall be other than of the Caucasian race.

2. The owners of all lots in this subdivision shall provide for the disposal of sewage from his or her lot or lots by means of septic tanks of approved type (where city sewerage is not accessible) and no outside toilets shall be built.

3. An easement is and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes.

4. No nuisance shall be permitted to be maintained on any lot in this subdivision.