

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County

KNOW ALL MEN BY THESE PRESENTS, That I, F. M. Edwards, Sr., of Greenville County

in the State aforesaid

in consideration of the sum of

Thirteen Hundred (\$1300.00)

DOLLARS,

to me paid by L. S. Littlejohn

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 L. S. Littlejohn, his heirs and assigns,

those pieces, parcels or lots
All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina.

being shown as Lots Nos. 5, 6, 7, 8, 9 and 10 on plat of F. M. Edwards' property, made by Dalton and Neves, September 1938, on the northwestern side of U. S. Highway No. 29, containing in the aggregate 8.40 acres, more or less, and when described as a whole having the following metes and bounds, to wit:

Beginning at an iron pin at the northwest intersection of U. S. Highway No. 29 and Carolina Drive, and running thence with the northwestern side of U. S. Highway No. 29, N. 42-47 E. 262.4 feet to point on branch; thence up branch as a line the following courses and distances, N. 9-59 W. 138.5 feet to bend; thence N. 10-29 E. 200 feet to pin; thence N. 13-27 E. 55 feet to pin in line of Tract No. 4; thence with line of said tract the following courses and distances, N. 47-05 W. 100 feet to pin; thence N. 18-0 W. 304 feet to Marrowbone Branch; thence up said Branch, S. 83-10 W. 152.3 feet to pin; thence N. 83-39 W. 100 feet; thence N. 88-27 W. 150 feet; thence S. 85-45 W. 295 feet to pin on Carolina Drive; thence with the eastern side of Carolina Drive, the following courses and distances: S. 36-20 E. 59 feet to bend; thence S. 44-16 E. 100 feet; thence S. 48 E. 100 feet; thence S. 44 E. 200 feet; thence S. 40-54 E. 100 feet; thence S. 43 E. 300 feet; thence S. 34-02 E. 100 feet; thence S. 14-15 E. 100 feet; thence S. 0-45 W. 100 feet to the beginning corner.

This conveyance is made subject to the following restrictions, which are a part of the consideration for this conveyance and are understood to be for the benefit of the owners of adjoining property as well as the grantor and grantee herein.

1. The portion of the property lying within 400 feet of U. S. Highway #29 shall never be used for, or occupied by filling station, tourist or trailer camp, public dance hall, or any similar business which would constitute a nuisance, and shall be used only for residential purposes for people only.

2. No dwelling shall be erected thereon costing less than \$3000.00 Dollars.

3. No portion of the entire tract herein conveyed shall be sold, rented or otherwise disposed of to persons of African Descent.

It is understood that the grantee is to pay 1942 taxes.