

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, James J. Smith,

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.....

.....in the State aforesaid,
.....in consideration of the sum of
Thirteen Hundred (\$1300.00) Dollars

to me in hand paid
at and before the sealing of these presents by

Richard D. Wooten and Sara P. Wooten

(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

Richard D. Wooten and Sara P. Wooten

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

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of East Avondale Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 15 of Block H on plat of Northgate Subdivision revised by R. E. Dalton, Engineer, May 1939, and recorded in the R. M. C. Office for Greenville County in Plat Book "M" at page 13, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of East Avondale Drive at joint front corner of Lots 14 and 15 of Block H, and running thence along the Southwest side of East Avondale Drive in a Southerly direction 150 feet to an iron pin at joint front corner of Lots 15 and 29 of Block H; thence with the line of Lot 29 in a Westerly direction 190 feet to an iron pin; thence along the rear line of Lot 26 in a Northerly direction 50 feet to an iron pin at joint rear corner of Lots 14 and 15 of Block H; thence with the line of Lot 14 in an Easterly direction 160.8 feet to an iron pin on the Southwest side of East Avondale Drive, the beginning corner.

This property is conveyed subject to the following restrictions and reservations:-

- (1) No building shall be erected nearer than 40 feet to East Avondale Drive.
- (2) No dwelling shall be erected on said lot costing less than \$4,000.00.
- (3) The property shall be used for residential purposes only, except this shall not apply as to Section D on the plat above mentioned.
- (4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- (5) No obnoxious or offensive trade shall be carried on on the property.
- (6) No building of a temporary structure shall be erected on the property for use as a residence.
- (7) An easement is reserved along the rear line of the lot, two (2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.