

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 W. Hicks, of the County of Greenville

in the State aforesaid,  
in consideration of the sum of  
Five Hundred (\$500.00) Dollars and the restrictions hereinafter set forth

to me in hand paid  
at and before the sealing of these presents by C. W. Cornish, Jr.

(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  
C. W. Cornish, Jr. his heirs and assigns,

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

about six miles south of Greenville Court House, east of the Augusta Road, being known and designated as Lot Number Eight (No. 8) on north side of Eastview Drive on plat and survey of subdivison known as "Clearview", made by M. H. Woodward, R. E., Dec. 1945 and recorded in the R. M. C. office for Greenville County in Plat Book "P", page 1, and, according to the said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on north side of Eastview Drive, joint front corner of Lots Nos. 7 and 8, and running thence N. 18-04 W. 205.5 feet along the line of Lot No. 7, to point; thence N. 68-18 E. 86.4 feet to point, joint rear corner of Lots Nos. 8 and 9; thence S. 18-04 E. 211.2 feet along the line of Lot No. 9, to point on north side of Eastview Drive; thence S. 71-56 W. 86.2 feet to the point of beginning on north side of East-view Drive. This is a part of a tract of 18.91 acres, more or less, conveyed to me by Willis et al., by their deed dated Nov. 3, 1944, and recorded in Vol. 269, page 179, said R. M. C. Office.

Subject, however, to a right of way reserved for sidewalk and power line, across the front of said lot.

This property is conveyed subject to the following restrictions, which are uniform and a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive.
2. That no residence shall be erected on said property cosing less than Four Thousand (\$4,000.00) Dollars, exclusive of lot;
3. That on building shall be erected on said property nearer than Fifty Five (55) feet to the north side of Eastview Drive;
4. That said property shall be used for residential purposes only and not for any commercial purposes;
5. No surface closet shall be placed or used on said property;
6. That no part of said property shall be sold or rented to, or otherwise disposed of to, any person or persons of African descent.