

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, Ray McAlister

..... in the State aforesaid,
..... in consideration of the sum of
Seven Hundred fifty and no/100, Dollars

to me in hand paid
at and before the sealing of these presents by
Earle R. White

(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
Earle R. White

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

All that one lot or parcel of land lying and being situated near the village of Travelers Rest on Buncombe Road known and designated as Lot Number 34 on a plat of "Love Estates", which said plat is recorded in Plat Book 1, page 111 and 112 and reference is here made to that plat for a more particular and definite description of the lot. Lot number 34 fronts on the Buncombe Road and the road leading by the school house property for a distance of 120 feet, and runs back a distance of 200 feet to lot number 59 and has a joint rear line with said lot 59 a distance of 101.5 feet.

The lot has been recut and is shown on the plat recorded in the office of the R. M. C. for Greenville County in Plat Book K, page 31 as well as on plat recorded in book 1, page 111 and 112 but the former plat is the one by which this conveyance is made.

Taxes for 1946 are to be paid by the grantor.

This conveyance is made subject to the following reservations and restrictions, to-wit:

- (1) The said property shall never be sold to any person of African descent.
- (2) For a period of 2 years -10 months from date of this conveyance said property shall not be used for any business purposes.
- (3) No residences (except for private garages and out buildings) shall be constructed on said property of less value than Two Thousand (\$2,000.00) Dollars, exclusive of the lot value.

It is intended that the foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof, or by the owner of any lot in the sub-division from which the lot here conveyed is taken.

It is understood and agreed and made a part of the consideration for this conveyance that the grantees and their assigns shall have the right to make one tap for lot No. 34 on the water line which serves this sub-division of property without any consideration insofar as the grantor may be concerned. It is understood, however, that any connection fee or tap fee or meter fee required by the water company shall not be included as a part of the consideration.