

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, William D. Young

.....in the State aforesaid,
.....in consideration of the sum of
Nine Thousand (\$9,000.00)..... Dollars

to me..... in hand paid
at and before the sealing of these presents by Alethea F. Pate

(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
Alethea F. Pate

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

~~Being designated and known as lots Nos. 2, 5, 6 and 7 on a plat by Dalton & Neves, dated April 1946 and recorded in plat book B at page 143 in the R. M. C. Office for Greenville County and having the following metes and bounds, according to said plat.~~

Lot No. 2

BEGINNING at a point on the northern side of the Pelham road at the joint front corner of lot Nos. 1 and 2 and running thence with the line of lot No. 1 N 45-02 E 853.8 feet to an iron pin; thence S 88-35 E 414.8 feet to an iron pin, joint rear corner of lots Nos. 2 and 3 A; thence with the line of lots Nos. 3 A and 3 S 45-02 W 1102.5 to an iron pin on or near the Pelham Road; thence with the Pelham Road N 53-20 W 300 feet to the point of beginning.

Lots Nos. 5, 6 and 7.

BEGINNING at a point on the Pelham Road which is the joint front corner of lots Nos. 7 and 8 and running thence with said road S 50-06 E 303 feet to an iron pin; thence continuing with said road S 48-10 E 606 feet to an iron pin at the intersection of the Pelham and Congaree Roads; thence with the Congaree Road S 44-46 W 804.6 feet to an iron pin; thence N 48-10 W 909 feet to an iron pin, joint rear corner of lots Nos. 7 and 8; thence with the line of lot No. 8 N 44-46 E 779.3 feet to the point of beginning.

This conveyance is subject to the following restrictions and conditions which are imposed on the tract of land conveyed and are to be imposed on all other tracts conveyed:

1. The lot of land hereby conveyed shall be used exclusively for single family residences for white persons only (except as to servants of occupants), and shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
2. No residence (other than out buildings appurtenant to dwelling) costing less than \$10,000.00 shall be erected thereon prior to January 1, 1971.
3. The grantor reserves to himself, and his heirs and assigns, the right to the placing, maintaining, repairing and replacing of gas, water and sewer pipes, telephone, telegraph, light and power lines and any other instrument of public utility over or under any street, at any time without compensation to any lot owner provided; that the premises shall be left in as good condition as before.
4. The said lot shall not be re-cut and only one dwelling shall be erected thereon, except as to servant's house, or houses of occupants.
5. No house may be erected on any lot less than 125 feet from the street line.
6. Paragraph 4 above is not intended to prevent cutting off and conveying a small portion or portions of the within described lot, provided the frontage of said lot is not reduced to less than 190 feet and provided further that each dwelling erected shall be upon a lot of at least 190 feet frontage.
7. No obnoxious or offensive trade or business shall be engaged in on the premises.
8. No building of a temporary nature shall be erected on the property for use as a residence.

(see other side for remainder of description)