

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Greater Greenville Sewer District (Commission)

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Five Hundred (\$500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Charles E. Howard, his Heirs and Assigns, Forever:

All that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Parkins Mill Road, in Austin Township, Greenville County, South Carolina, being shown as Lot #4 on Plat of Parkins Mill Subdivision of property of Greater Greenville Sewer District (Commission) made by Dalton & Neves, Engineers, August, 1942, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book "M", Page 119, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Parkins Mill Road at joint front corner of Lots 4 and 5, said pin also being 107 feet in a Northwesterly direction from the point where the Northeast side of Parkins Mill Road intersects with the Northwest side of Parkins Avenue and running thence with the line of Lot 5, N. 40-00 E. 300 feet to an iron pin; thence N. 50-00 W. 107 feet to an iron pin; thence with the line of Lot 3, S. 40-00 W. 300 feet to an iron pin on the Northeast side of Parkins Mill Road; thence with said Parkins Mill Road, S. 50-00 E. 107 feet to the beginning corner.

This is a portion of the property acquired by the Grantor under deed from E. Inman, Master for Greenville County, dated December 21, 1935, recorded in the R. M. C. Office for Greenville County, South Carolina, in deed Book 183, Page 3.

This conveyance is made by Greater Greenville Sewer District (Commission) by its duly qualified commissioners pursuant to an Act of the General Assembly of the State of South Carolina, 1925 - #362, and an Act of the General Assembly of the State of South Carolina, 1926 - #784 and all Acts amendatory thereof.

This property is conveyed subject to the following building restrictions:

- (1) No building or residence shall be constructed on said lot nearer than 40 feet of Parkins Mill Road.
- (2) No residence shall be constructed on said property costing less than \$3500.00.
- (3) The said property is to be used for residential purposes only.
- (4) This property shall not be sold, rented, conveyed or otherwise disposed of to negroes or persons of African descent.
- (5) This property shall not be re-cut or re-subdivided so as to face in any other direction than as shown on the recorded plat.