

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 We, James E. Martin and Ofra Martin,

.....in the State aforesaid,
.....in consideration of the sum of
Ten dollars and other valuable considerations ~~XXXXXX~~

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

Mark P. Jackson, Jr., his

(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
Mark P. Jackson, Jr., his heirs and assigns:

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

on the west side of the New Buncombe Road known as U. S. Highway No. 25 E. and being known and designated as Lot No. 4 on plat of the property of Harriet H. Parker made by Dalton & Neves, November, 1939, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book J at pages 142 and 143, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pipe on the west side of the New Buncombe Road, joint corner of Lots No. 3 and 4, and running thence with the line of Lot No. 3 S. 26-15 W. 642 feet to an iron pin on the east side of a 40 foot road; thence with said Road S. 38-51 E. 150.25 feet to an iron pipe, joint rear corner of Lots No. 4 and 5; thence with the line of Lot No. 5 N. 26-15 E. 642.4 feet to an iron pin on the west side of the New Buncombe Road; thence with Buncombe Road N. 39-03 W. 150 feet to the beginning point and containing according to said plat 2.00 acres.

The above lot of land is cut from and a part of Tracts No. 67 and 69 according to Plat No. 2 of Parker Land Company made by A. S. Bedell in April, 1914, and reduced in scale by R.E. Dalton in December 1920, which plat as reduced in scale is recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 276.

This conveyance is made subject to a right of way to Southern Bell Telephone & Telegraph Company for a telephone line to run through and over the tracts of land of which this lot is a part.

This conveyance is made subject also to the restrictions against sale or disposal of this property to persons of African descent as expressed in deed of Parker Land Company to Harriet H. Parker recorded in the R. M. C. Office for Greenville County in Deeds Volume 80 at page 80 and to the following additional restrictions:

- (1) That no use be made of this lot for other than residential purposes.
- (2) That no house or other building be erected on this lot within 100 feet of the right of way of the New Buncombe Road.
- (3) That no negro house be erected on this lot other than a servant's house located not less than 200 feet from the Road in the rear of this lot.
- (4) No house is to be built on the front of this lot with a value of less than \$2500.00.
- (5) No house is to be built on the rear of this lot facing the dirt road closer than 50 feet to the road and any such house facing the road in the rear of this lot shall cost not less than \$1500.00 and no barn shall be built within 150 feet of the dirt road in the rear of this lot.

This being the same property conveyed to James E. Martin and Ofra Martin by Harriet H. Parker by her attorney-in-fact, The South Carolina National Bank, by deed dated October 27, 1941 and recorded in the R. M. C. Office for Greenville County in Deed Book 239 at Page 42 which conveyance has been confirmed by the said Harriet H. Parker by deed executed and delivered to the Grantors herein dated November 1946, and to be recorded herewith.

The Grantee assumes and agrees to pay the 1946 State and County taxes.