

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, C. F. Putman

in the State aforesaid,  
in consideration of the sum of  
Four Hundred (\$400.00) Dollars

to me in hand paid  
at and before the sealing of these presents by Evelyn C. Waddill

(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  
Evelyn C. Waddill, her heirs and assigns

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

being known and designated as Lots 54 and 55 of a subdivision known as Buncombe Park,  
plat of which is recorded in the office of the RMC for Greenville County, S. C. in Plat  
Book M at page 12 situate, lying and being on the North side of North Haven Avenue near the  
City of Greenville and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of North Haven Avenue at joint front corner  
of Lots 55 and 56, said pin being 63 feet West from the corner of the intersection of North  
Haven Avenue and South Haven Drive and running thence with the line of Lot 56, N. 3-20 W.  
234 feet to an iron pin; thence S. 88-0 W. 126 feet to an iron pin; thence with the line of  
Lot 53, S. 3-20 E. 234 feet to an iron pin on the North side of North Haven Avenue; thence  
with the North side of North Haven Avenue, N. 88-0 E. 126 feet to the beginning corner.

This being a part of the same property as conveyed to me by Julia Peterkin and this  
conveyance is made subject to the following restrictions:

- (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any persons wholly or partly of African descent.
- (2) That no building shall be erected on said lots costing less than the sum of \$2,000.00.
- (3) That no building shall be erected nearer the front line of said lots than 30 feet nor nearer than 10 feet from either side line or nearer than 5 feet from the rear line of said lot.
- (4) That the grantor reserves to himself and his assigns the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
- (5) That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
- (6) That no use shall be made of said lots which would constitute a nuisance to the adjoining lot owner.
- (7) All out-buildings are to be erected on rear of lot.

Subject to sewer line along lot 55 and 56.