

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-25-49

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That We, John L. Newman, as Administrator with the Will annexed of Mary Ella McDaniel, deceased, and Annie Lou Newman

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
Twelve Hundred Fifty & no/100 (\$1,250.00) \_\_\_\_\_, Dollars

to us \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by  
Herman F. Dill

(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

Herman F. Dill, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Ben Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 25 on plat of McDaniel Heights made by Dalton & Neves, Engineers, August 1928, recorded in the R. M. C. Office for Greenville County, in Plat Book G, page 214, of record also in Plat Book P, page 87, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Ben Street at joint front corner of Lots 24 and 25 and running thence along the line of Lot 24 due North 179 feet to an iron pin; thence due East 70 feet to an iron pin; thence with the line of Lot 26 due South 179 feet to an iron pin on the North side of Ben Street; thence with the North side of Ben Street due West 70 feet to the beginning corner.

Mary Ella McDaniel died seized and possessed of an undivided one-third interest in the above property and by her Will which is on file in the Office of the Probate Court for Greenville County in Apartment 484, File 17 she authorized and empowered her Executors to sell and convey any portion of the property. John L. Newman was subsequently appointed as Administrator with the Will Annexed and this conveyance is made by the said John L. Newman, as Administrator, pursuant to the power and authority conferred by said Will.

This property is conveyed subject to the following building restrictions:

- (1) This lot shall be used for residential purposes only.
- (2) This property shall not be sold, rented or otherwise disposed of to persons of African descent.
- (3) No building shall be constructed on said lot nearer than 40 feet to Ben Street.
- (4) No dwelling shall be erected on said property costing less than \$6,500.00.

The Grantee is to pay 1947 taxes.