

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Ms. Mary Ella McDaniel and
Annie Lou Newman

in the State aforesaid

in consideration of the sum of Seven Hundred Ninety Five
(\$795.00) DOLLARS,

to us paid by D. P. DeBourcy

in the State aforesaid, 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 D. P. DeBourcy

all that piece, parcel or lot of land in

(Township, Greenville County, State of South Carolina)

All that certain piece, parcel or lot of land situate, lying and being on the north side of Cleveland Street in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as lot #17 and a small portion off the rear of lot #12 on plat of McDaniel Heights and having, according to said plat, which is of record in the P.M.C. Office for Greenville County, S.C., in Plat Book 5, at page 214, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of Cleveland Street, which iron pin is at the east corner of lots 16 and 17, and running thence with the joint line of said lots, N. 40-09 E. 150.5 feet to an iron pin; thence N. 73-44 E. 25.4 feet to an iron pin on the west line of lot #11; thence with line of said lot, S. 6-23 E. 30 feet to an iron pin, rear corner of lots 11, 12, 17 and 18; thence with joint line of lots 17 and 18 S. 30-28 W. 166.3 feet to the north side of Cleveland Street; thence N. 52-28 W. 75 feet to the beginning corner, together with the right to the use of a 25-foot alley for the purpose of ingress and egress to be cut, ^{across} front the rear portion of the property above described to the south side of Ben Street.

This property is conveyed subject to the following building restrictions, which are for the benefit of all lot owners in said subdivision:

- (1) The premises herein conveyed shall be used only for residential purposes.
- (2) That no house or building shall be erected upon the premises over the established property line, or closer to the line on Cleveland Street than 40 feet.
- (3) That no building except garages and out-buildings shall be erected upon the premises at a cost of less than \$4500.00.
- (4) That the premises shall not be sold or conveyed to persons other than of the Caucasian race, or rented or otherwise disposed of to persons other than of such race.