

State of South Carolina,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

Laurens Road Development Company

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 One Thousand Six Hundred & no/100 (\$1,600.00) —

DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee, 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 P. E. Watkins

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 80 on plat of East Lynne made by Dalton & Reeves Engineers, June, 1931, said plat being recorded in the P. M. C. Office for Greenville County, in Plat Book H at page 195, and having, according to said plat, the following metes and bounds, to-wit:—

Beginning at an iron pin on the east side of Lindsey Avenue, joint corner of Lots 79 and 80 and running thence along joint line of said lots S. 55-45 E. 205 feet to an iron pin, joint rear corner of lots 79 and 80; thence S. 35-06 W. 25 feet to an iron pin, joint rear corner of lots 80 and 81; thence along the joint line of said lots N. 55-45 W. 205 feet to an iron pin in the east side of Lindsey Avenue, joint corner of lots 80 and 81; thence along the east side of Lindsey Avenue N. 35-06 E. 25 feet to the point of beginning.

Also all that certain piece, parcel or tract of land on the northeast side of the Laurens Road containing 2.67 acres as shown on plat of East Lynne Addition made by Dalton & Reeves Engineers May, 1933, which plat is recorded in the P. M. C. Office for Greenville County, in Plat Book H at page 220, and having, according to said plat, the following metes and bounds, to-wit:—

Beginning at an iron pin on the northeast side of the Laurens Road, corner of property now or formerly belonging to Zora Ridgeway, and running thence along line of said Ridgeway property N. 35-06 E. 610 feet to an iron pin, joint rear corner of Lots 106 and 107; thence along rear line of lots 103, 104, 105 and 106 N. 81-09 W. 233.7 feet to an iron pin in line of property known as East Lynne, a plat of which is recorded in the P. M. C. Office for Greenville County, in Plat Book H at page 195; thence along line of East Lynne S. 35-06 W. 494 feet to an iron pin in the northeast side of the Laurens Road; thence along the northeast side of the Laurens Road S. 57-10 E. 210 feet to the point of beginning.

The property herein conveyed is subject to the following building restrictions:

- (1) The property herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The property herein conveyed shall be used exclusively for residential purposes. It is understood and agreed that this restriction (2) does not apply to the 2.67 acre tract.
- (3) No residence shall be erected on said property costing less than \$1500.00
- (4) No building shall be erected on said property nearer than 35 feet to the abutting street or road.