

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That *I, Mattie Cook Reynolds,*

.....in the State aforesaid,
.....in consideration of the sum of

Three Hundred (\$300.00) DOLLARS
and the assumption of the mortgages hereinafter
referred to,

to *me* in hand paid
at and before the sealing of these presents by *Felix W. Whitaker*

(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
Felix W. Whitaker, his heirs and assigns:

All that certain piece, parcel or lot of land, with the buildings and improve-
ments thereon, situate on Central Avenue, in the City of Greenville, County of
Greenville, State of South Carolina, known and designated as lot No. 29 on plat of
the Marshall Estate, made by Dalton & Neves, Engineers, May 1932, and having, accord-
ing to said plat, which is recorded in the R. M. C. Office for Greenville County,
S. C., in plat Book H, at page 253, the following metes and bounds, to-wit:

Beginning at an Iron pin on Central Avenue, 189.5 feet northeast of Marshall
Avenue, corner of Lot No. 30, and running thence with line of said lot, S. 41-54 E.
118.5 feet to pin; thence N. 31-44 E. 54.2 feet to pin; thence N. 41-54 W. 103.2
feet to pin on Central Avenue; thence with Central Avenue S. 48-06 W. 52 feet to the
beginning.

This is one of the lots conveyed to me by deed dated October 23, 1936, and
recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 129,
at page 562.

As a part of the consideration for this conveyance the grantee herein assumes
and agrees to pay the following notes and mortgages:-

(1) Note and mortgage given by Mattie C. Reynolds to Citizens Bank for \$3,000.00
dated October 24, 1936, and recorded in the R. M. C. Office for Greenville County,
S. C., in Mortgages Volume 261, at page 215.

(2) Note and mortgage given by Mattie C. Reynolds to William H. Beattie and
A. M. Rickman, as trustees, in the amount of \$850.00, dated October 23, 1936, and
recorded in the R. M. C. Office for Greenville County, S. C., in Mortgages Volume
260, at page 222, upon which there is due a balance of principal in the amount of
\$700.00.

The property herein conveyed is sold subject to the following building
restrictions.

(1) No residence shall be erected thereon nearer than 20 feet to the street on
which said residence shall face and no garage shall be erected thereon nearer than
20 feet to any street line.

(2) No residence shall be erected thereon costing less than \$2,000.00

(3) The lots shall be used for residential purposes only and shall not be
subdivided to face in any other direction except as shown on the plat.

(4) No lot shall be sold, leased, or rented to any person of African descent.