

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 6145

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 Two Hundred Seventy-Five (\$275.00) 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

Mrs. Allie E. Pinson, her heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being East of the Laurens Road, about two and one-half miles from Greenville Court House, in the County of Greenville, State of South Carolina, on the Northwest side of Simmons Avenue, known and designated as Lot No. 195 on plat of East Lynne Addition, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 220, and having the following metes and bounds, to-wit:-

BEGINNING at a point on the northwest side of Simmons Avenue, joint corner of Lots 195 and 196, and running thence with the line of said lots, N. 47-35 W. 273.5 feet to an iron pin; thence N. 36-43 E. 40 feet to an iron pin; thence with the line of Lot No. 194, S. 51-22 E. 259.7 feet to an iron pin on the Northwest side of Simmons Avenue; thence with said Simmons Avenue, S. 24-43 W. 60 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:-

- (1) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (2) The lot herein conveyed shall be used exclusively for residential purposes.
- (3) No residence shall be erected on said lot costing less than Twelve Hundred Fifty (\$1,250.00) Dollars.
- (4) The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.