

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That.....Furman Investment 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 Twenty-six Hundred Ninety-five and no/100 (\$2695.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (s) 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 Hext H. Epting, Jr., and Helen S.

Epting:-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the northeast side of Mauldin Street near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 6 of Block H on plat of Furman Investment Company made by C. M. Furman, Jr., Engineer, July, 1923, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F at pages 159 and 160, and having, according to said plat and a recent survey made by R. E. Dalton, December 20, 1939, the following metes and bounds, to-wit:-

Beginning at an iron pin on the northeast side of Mauldin Street, joint corner of Lots No. 4 and 6, said pin also being 90 feet in a northwesterly direction from the northeast corner of the intersection of Mauldin Street and Patton Street, and running thence with the northeast side of Mauldin Street N. 37° 40' W. 50 feet to an iron pin on said street; thence with the line of Lot No. 8, N. 52° 20' E. 157.57 feet to an iron pin; thence with the rear line of Lot No. 7, S. 38° 15' E. 50.03 feet to an iron pin; thence with the line of Lot No. 4, S. 52° 20' W. 157.97 feet to an iron pin on the east side of Mauldin Street, the beginning corner.

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

- (1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.
- (2) No building shall be erected on said lot nearer than 40 feet to Mauldin Street.
- (3) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.