

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The Peoples National Bank of Greenville, S. C., as Guardian of the minor heirs at W. H. Balentine, deceased,

a corporation chartered under the laws of the ~~STATE~~ United States of America 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 four hundred fifty (\$1,450.00) & no/100 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 W. A. Pardue

All that certain piece, parcel or lot of land situate in Greenville Township, County and State aforesaid, on the East side of the Augusta Road, and having, according to a plat of the property of Roger C. Peace, et al, made by Dalton and Neves, Engineers, in February 1938, not yet recorded, the following metes and bounds:

Beginning at an iron pin on the East side of Augusta Road, joint property now or formerly of Marguerite G. Earle, and running thence with line of Earle property N. 53-10 E. 259.6 feet to an iron pin on the South side of Park Drive; thence with the South side of Park Drive S. 43-37 E. 101.8 feet to an iron pin; thence S. 53-33 W. 282.3 feet to an iron pin on the East side of Augusta Road; thence with the Eastern side of Augusta Road N. 30-43 W. 100 feet to the point of beginning, being part of the property deeded to the grantor hereby by Ruth Converse Davis by deed dated March 26, 1935, recorded in the R. M. C. Office for Greenville County in Deed Book 179 at page 370. A part of the property deeded to the grantor by Ruth Converse Davis has heretofore been conveyed to the State Highway Department for the purpose of widening Augusta Road.

This conveyance is made subject to the following restrictions:

1. This property shall be used for residential purposes only.
2. No building shall be erected on this property costing less than \$5,000.00.
3. This property shall never be sold, rented or otherwise disposed of to anyone having any percentage of African blood.

1st "A" K/60