

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That we, John C. Simonds, Jr., Executor, and Elizabeth S. Chisolm, Executrix of the Estate of John C. Simonds,

in the State aforesaid,
in consideration of the sum of
Seven Hundred & No/100 (\$700.00) Dollars

to us in hand paid
at and before the sealing of these presents by E. Paul Livingston

(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 E. Paul Livingston, his heirs and assigns:-

All that certain piece, parcel or lot of land near the City of Greenville, in the County of Greenville, State of South Carolina, lying East of the Augusta Road, being known and designated as Lot No. 12 on the North side of Surrine Drive, as shown on a plat of property of Ladson A. Mills, made by R. E. Dalton, Engineer, March, 1925, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, at page 29, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the North side of Surrine Drive, corner of Lot No. 13, which iron pin is 200 feet in a Westerly direction from the Northwest intersection of Surrine Drive and Club Drive (formerly Ridge Drive), and running thence along the North side of Surrine Drive, S. 64-32 W. 77.1 feet to an iron pin, joint corner of Lots Nos. 11 and 12; thence with the joint line of said lots, N. 25-28 W. 318 feet to an iron pin in line of property now or formerly of H. T. Mills; thence with said Mills line, N. 65-10 E. 77.1 feet to an iron pin, corner of Lot No. 16; thence with the rear line of Lots No. 16, 15, 14 and 13, S. 25-28 E. 317.2 feet to the beginning corner.

The property described above is conveyed subject to the following building restrictions:-

- (1) This lot shall be used for residential purposes only and no mercantile establishment of any kind shall be erected thereon.
- (2) No dwelling shall be erected on said lot nearer than 60 feet to Surrine Drive.
- (3) This lot shall never be sold, rented or otherwise disposed of to negroes.

This property was acquired by John C. Simonds under deed from E. Inman, Master, which is duly recorded in the R. M. C. Office for Greenville County and the said John C. Simonds thereafter departed this life leaving of force and effect his last will which is on file in the office of the Probate Court for Charleston County and did by said will vest in the Grantors as Executors and as Executrix full power and authority to sell any of the said real estate and that this deed is made pursuant to the authority herein contained.