

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 One Thousand and no/100 (\$1,000.00) 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 James O. Crenshaw and Beatrice G. Crenshaw, their Heirs and Assigns:

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the Southeast side of Mauldin Street and being known and designated as the major portion of Lot No. 16 and a small triangular strip of Lot No. 17 of Block "H" of a revised plat of property of Furman Investment Company prepared by C. M. Furman, Jr., Engineer, July 1923 which plat is of record in the RMC Office for Greenville County in Plat Book F at pages 159 and 160, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Southeast side of Mauldin Street joint front corner of Lots No. 14 and 16 and running thence with the joint line of said lots, N. 52-20 E. 156 feet to an iron pin joint rear corner of said lots, which pin is also in the rear line of Lot No. 15; thence along the rear line of Lot No. 15, N. 38-15 W. 32.9 feet to a stake in the rear line of Lots No. 15 and 16; thence S. 69 W. crossing the common line of Lots No. 16 and 17 a distance of 100.7 feet to an iron pin; thence S. 67-45 W. 62 feet to an iron pin on the Southeast side of Mauldin Street which pin is 28.46 feet North of the joint front corner of Lots No. 16 and 17; thence with the Southeast side of Mauldin Street S. 37-40 W. 78.46 feet to an iron pin, the beginning corner.

It being the intention of the grantor to convey the remaining major portion of Lot No. 16 of Block H and the triangular strip of Lot No. 17 of Block H which was excluded in the deed from Furman Investment Company to the South Carolina Highway Department recorded in the RMC Office for Greenville County in Deed Book 259 at page 403.

The property herein conveyed is 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 thereon nearer than 15 feet to Mauldin Street.
3. This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.

Grantor to pay 1946 taxes.