

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 Six Hundred (\$600.00) 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 K. Sadler, his Heirs and Assigns, forever:

All that certain piece, parcel or lot of land 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, being shown as Lot #14, of Block "H", on Plat of property 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, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Mauldin Street at joint front corner of Lots 14 and 16 of Block "H", said pin also being 128.46 feet in a Southeasterly direction from the point where the Southeast side of Easley Bridge Road intersects with the Northeast side of Mauldin Street and running thence with the line of Lot 16, N. 52-20 E. 156 feet to an iron pin; thence with the rear line of Lots 13 and 15, S. 38-15 E. 50.03 feet to an iron pin; thence with the line of Lot 12, S. 52-20 W. 156.39 feet to an iron pin on the Northeast side of Mauldin Street; thence with the Northeast side of Mauldin Street, N. 37-40 W. 50 feet to the beginning corner.

The plat of the above property showed a proposed joint drive-way between the above lot and Lot 12 of Block "H", When this property was subdivided the Grantor intended to create a joint drive-way between the said lots but same having proved unsatisfactory, said plan has been abandoned and it is understood that no joint drive-way now exist or shall hereafter exist between the said lots 12 and 14 of Block "H".

See 6/1/24

This property is conveyed subject to the following building restrictions:

- (1) This lot 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 15 feet to Mauldin Street.
- (3) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.

The Grantee is to pay 1946 State and County taxes.