

THE STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Hallie W. McCuen

_____ in the State aforesaid,
_____ in consideration of the sum of

Ten (\$10.00) Dollars and other valuable consideration ~~XXXXXXXX~~

to me in hand paid
at and before the sealing of these presents by Frank M. Branyon

(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 Frank M. Branyon, His Heirs and Assigns, Forever:-

All of those certain pieces, parcels or lots of land situate, lying and being on the East side of Augusta Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as the Southern portion of Lot No. 110 and the Northern portion of Lot No. 111 according to plat of Traxler Park made by R. E. Dalton, Engineer, March 1923, and recorded in the R.M.C. Office for Greenville County in Plat Book F, at pages 114 and 115, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the East side of Augusta Road in the center of the front line of Lot No. 111 and running thence through the center of said Lot N. 53-41 E. 346.1 feet to an iron pin in the center of the rear line of Lot No. 111 which pin is also in the line of Lot No. 114; thence along the line of Lot No. 114, N. 2-40 W. 45.5 feet, to an iron pin in the line of Lot No. 110; thence along the line common to Lots No. 110, 111 and 114, N. 53-41 E. 38 feet to an iron pin at the rear corner of Lots No. 110 and 114; thence along the rear line of Lot No. 110, N. 54-08 W. 41.2 feet to an iron pin in the rear line of Lot No. 110; thence S. 53-41 W. 392.1 feet to an iron pin in the rear line of Lot No. 110; thence S. 53-41 W. 392.1 feet to an iron pin on the East side of Augusta Road which pin is in the front line of Lot No. 110 and being N. 36-24 W. 37.5 feet from the joint front corner of Lots No. 110 and 111; thence along the East side of Augusta Road, S. 36-24 E. 75 feet to an iron pin; the beginning corner.

The Augusta Road which lies in the front of this property has recently been widened and a portion off the front of said lot has been included within the boundary of the right of way for said road. Therefore, this conveyance is made subject to the right of way of said Augusta Road as to that portion of said lot which lies within the boundary of said right of way.

The grantee assumes and agrees to pay the 1946 State and County taxes on the above described property.

The property herein conveyed is subject to the following building restrictions:

1. No residence shall be erected upon said lot costing less than \$7,500.00, nor nearer to Augusta Road than 50 feet.
2. The property herein conveyed, nor any part thereof, shall ever be sold, rented or otherwise disposed of to persons of African descent.
3. The land herein conveyed shall be used only for residential purposes, and nothing shall be placed thereon which would constitute a nuisance or damage the adjoining lots, or in any way made them undesirable for residential purposes.