

OCT 2 3 29 PM 1947

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, J. J. Kanipe departed this life intestate on or about the 25th day of August, 1946, leaving as his sole heirs at law and distributees his widow, Hattie Kanipe and one daughter, Mary Elizabeth McKinzie; and

WHEREAS, at the time of his death the said J. J. Kanipe owned an undivided one-half interest in and to the real estate hereinafter mentioned and described; and

WHEREAS, the said widow of the said J. J. Kanipe and the only heir-at-law and distributee, Mary Elizabeth Kanipe desire to sell and dispose of the real estate hereinafter mentioned and described, which is owned by them in common;

NOW, THEREFORE,  
KNOW ALL MEN BY THESE PRESENTS, That we, Hattie Kanipe and Mary Elizabeth McKinzie,

in the State aforesaid, in consideration of the sum of... Three Hundred Fifty and 00/100 (\$350.00)

..... Dollars

to ..... them ..... in hand paid at and before the sealing of these presents by... J. A. Cannon, Jr. and H. C. Bates,

(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.....

J. A. Cannon and H. C. Bates, their heirs and assigns forever,

all that piece, parcel or lot of land in

Township, Greenville

County, State of South Carolina, on the Northeast side of Sycamore Drive, near the City of Greenville, being known as Lot No. one hundred and thirty-three (133) on plat of East Lynne Addition, made by Dalton & Neves, Engineers, May, 1933, recorded in the R. M. C. Office for Greenville County, S. C., in Flat book "H", at page 220, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Sycamore Drive at joint front corner of Lots Nos. 133 and 134, and running thence with the line of Lot No. 134, N. 28-50 E. one hundred and fifty (150) feet to an iron pin in line of Lot No. 132; thence with the line of Lot No. 132, N. 61-10 W. fifty (50) feet to an iron pin on the Southeast side of Johnson Street; thence with the Southeast side of Johnson Street, S. 28-50 W. one hundred and fifty (150) feet to a point at the intersection of Johnson Street and Sycamore Drive; thence with Sycamore Drive, S. 61-10 E. fifty (50) feet to the beginning corner.

This is one of the lots conveyed to Conyers & Gower, Inc., by deed of Laurens Road Development Company, dated Dec. 13, 1943, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book No. 259 at page 302.

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

- (1) The lot herein conveyed shall be used for residential purposes only.
- (2) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- (3) No residence shall be erected on said lot costing less than \$1250.00.
- (4) The building line as shown on the recorded plat and also other restrictions shown on said plat are to be strictly adhered to.

This is the identical property conveyed to J. J. Kanipe and Hattie Kanipe by Conyers & Gower, Inc., by deed dated Dec. 12, 1945 and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book No. 284, at page 403.