

State of South Carolina,

Greenville County

FILED
GREENVILLE CO. S. C.
OCT 23 11 32 AM 1947
OLLIE FARNSWORTH
R. M. C.

Know all Men by these Presents, That I, Sara Kee Price Sager

in the State aforesaid,

in consideration of the sum of Five Hundred and No/100-----(\$500.00) Dollars

to me paid by Hubert W. Ashmore

in the State aforesaid, 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 Hubert W. Ashmore, his heirs and Assigns forever,

All that piece, parcel or lot of land in Butler Township, Greenville County, State

of South Carolina, on the Northwest side of Simmons Avenue, about 2½ miles Southeast of the Greenville County Courthouse, near the Laurens Road, being known and designated as Lot No. 194 on Plat of East Lynne addition, made by Dalton & Neeves, Engineers, May 1933, recorded in the R. M. C. Office for Greenville County, S. C., in Plat 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 Northwest side of Simmons Avenue, joint front corner of Lots Nos. 193 and 194, and running thence with the line of Lot No. 193, N. 54-40 W. 218.5 feet to an iron pin; thence with the rear line of Lot No. 117, N. 30-35 W. 27 feet to an iron pin at corner of lot now or formerly owned by H. A. Rouch; thence with said Rouch property as a line, S. 36-43 W. 53 feet to an iron pin, joint rear corner of lots Nos. 194 and 195; thence with the line of Lot No. 195, S. 51-22 E. 259.7 feet to iron pin on Northwest side of Simmons Avenue; thence with said Simmons Avenue, N. 21-00 E. 60 feet to the beginning corner.

This lot is conveyed subject to the following building restrictions:

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

Grantee is to pay 1947 taxes.