

JAN 20 1 54 PM 1948

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of the County of Greenville,

in the State aforesaid, in consideration of the sum of Five Hundred (\$500.00) Dollars and the restrictions hereinafter set forth,

to me in hand paid at and before the sealing of these presents by James H. Watson

(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 James H. Watson, his heirs and assigns,

all that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, about five miles south of Greenville Court

house, east of the Augusta Road, being known and designated as Lot Number Nineteen (No. 19) on north side of Eastview Drive on plat of survey of subdivision known as "Clearview Heights" made by M. H. Woodward, R. E., Dec. 1945, recorded in the R. M. C. office for said County in Plat Book "P" at page 1, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on northern side of Eastview Drive, at the front corner of Lot No. 18 on said plat, and running thence N. 18-04 W. 267.6 feet along eastern line of Lot No. 18, to point; thence N. 68-18 E. 86.4 feet to point, rear corner of Lot No. 20; thence S. 18-04 E. 273.2 feet along western line of Lot No. 20 to point on north side of Eastview Drive; thence S. 71-56 W. 86.2 feet along the northern side of Eastview Drive to the point of beginning.

This is the same property conveyed to me by George V. McCall by deed dated July 20, 1946, recorded in said R.M.C. office in Vol. _____ page _____.

Subject, however, to a right of way reserved for sidewalk and power line.

This property is is conveyed, also, subject to the following restrictions, which are a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive;
2. That no residence shall be erected on said property costing less than Four Thousand (\$4,000.00) Dollars, exclusive of lot;
3. That no building shall be erected on said property nearer than Fifty Five (55) feet to the northern side of Eastview Drive;
4. No surface closet shall be placed or used on said property;
5. That said property shall be used for residential purposes only and not for any commercial purposes;
6. That no part of said property shall be sold or rented to, or otherwise disposed of to, any person or persons of African descent;

This property is conveyed subject to an easement and right of way across the rear of said lot of land, Ten (10) feet in width at all points which is expressly reserved by Grantor for the purposes of an alleyway extending eastward from the Augusta Road, if said alleyway is constructed and established before the year 1952.