

State of South Carolina,

Greenville County

JAN 31 12 22 PM '48

CLERK OF COURTS
G. M. G.

Know all Men by these Presents, That I, Wm. T. Bates

in the State aforesaid,

in consideration of the sum of Thirty-five hundred no/100 Dollars
to me paid by Julius Malcolm Jernigan

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

Julius Malcolm Jernigan

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being a part of the property of Wm. T. Bates according to plat made by Dalton & Neves, Engineers, August, 1947, The property of Wm. T. Bates contains 8.43 acres according to said plat and is located between Midland Street, Buena Vista Street and White Oak Church Road and the lot hereon conveyed is located in the southeast corner of the 8.43 acre tract and has according to said survey the following metes and bounds:

Beginning at an iron pin on the west side of White Oak Church Road, corner of property now or formerly belonging to J. E. Campbell and running thence along the Campbell line N. 85-48 W. 215.3 feet to a point; thence along other property of the grantor N. 8-04 W. 33.7 feet to an iron pin; thence continuing along the line of other property of the grantor N. 84-28 E. 200 feet to iron pin on the west side of White Oak Church Road; thence along said White Oak Church Road S. 15-32 E. 75 feet to point of beginning.

The above described property is conveyed subject to the following restrictive covenants:

1. No trailer, tent or other similar outside living quarters shall be erected or used on said property and no commercial business shall be conducted on said property if the same constitutes a nuisance to the surrounding property owners.
2. This property shall not be conveyed to any person of African descent.

Grantee herein shall pay taxes for 1948.