

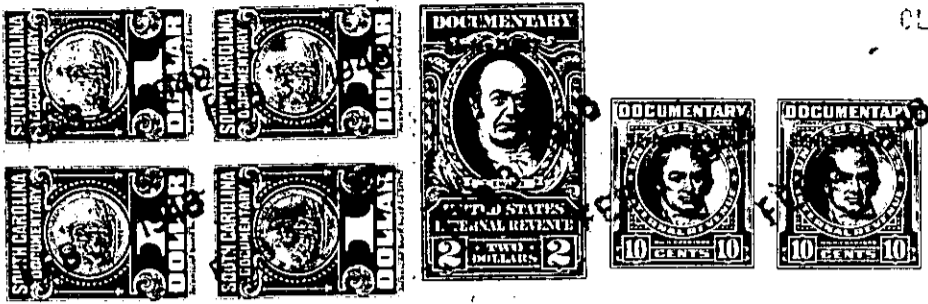
FILED
GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

FEB 3 2 15 PM 1948

CLUIE FAIRBORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS. That.....

I, Beatrice Keller Jones,.....

in the State aforesaid, in consideration of the sum of Eighteen Hundred and No/100 * * * * *
* * * * * Dollars

to me..... in hand paid at and before the sealing of these presents
by Walter Simister, Jr.

(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 Walter Simister, Jr.

all that piece, parcel or lot of land in Greenville Township, Greenville

County, State of South Carolina, situate, lying and being on the West side of North Main Street, near the City of Greenville, known as Lot No. 7, Block B on revised plat of Northgate Subdivision made by R. E. Dalton, Engineer, May 1939, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "M" at page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of North Main Street at joint front corner of Lots Nos. 6 and 7 of Block "B" and running thence with the line of Lot No. 6 N. 89-55 W. 191.6 feet to an iron pin; thence along the rear line of Lots Nos. 17 and 18, in a Northerly direction 70 feet to an iron pin at joint rear corner of Lots Nos. 7 and 8; thence with the line of Lot No. 8 S. 89-55 E. 193.8 feet to an iron pin on the West side of North Main Street; thence with the West side of North Main Street, S. 2-05 W. 70 feet to the beginning corner.

This property is conveyed subject to the following restrictions and reservations:

- (1) No building shall be erected nearer than 50 feet to North Main St.
- (2) No dwelling shall be erected on said lot costing less than \$4000.00
- (3) This lot shall be used for residential purposes only, except this shall not apply to Section D on the plat above mentioned.
- (4) The property shall not be sold, rented or otherwise disposed of to persons other than of the Caucasian race.
- (5) No obnoxious or offensive trade shall be carried on on the property.
- (6) No building of a temporary structure shall be erected on the property for use as a residence.
- (7) An easement is reserved along the rear line of the lot, two (2) feet in width, for the purpose of placing sewerage, telephone and electric lines or other utilities, with the right of entry for maintaining and repairing said utilities.

181-2-12