

State of South Carolina,

County of Greenville.

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GREENVILLE CO. S. C.

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R. M. C.  
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KNOW ALL MEN BY THESE PRESENTS That The First National Bank of Greenville, S. C., Executor under the will of W. C. Cleveland, deceased, a corporation chartered under the laws of the ~~State of~~ United States of America

and having its principal place of business at Greenville, and Alice Burnett Cleveland, as Executrix in the State of South Carolina, / under the will of ~~W. C. Cleveland, deceased,~~ for and in consideration of the sum of Ten Thousand Eight Hundred Sixty-two & 50/100 - - - - -

- - - - - (\$10,862.50) - - - - - dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Mabel B. Derrick, her heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the North side of Ridgeland Avenue and on the West side of Sherwood Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots 46, 47, 48, 49, 50, 51, 52, 53 and 54 on plat of property of W. C. Cleveland shown as Cleveland Terrace on plat made by Dalton & Neves, Engineers, February 1926, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, pages 142 and 143, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of Ridgeland Avenue and Allen Street and running thence along the East side of Allen Street, N. 6-41 E. 96 feet to an iron pin; thence N. 36-47 E. 116.4 feet to an iron pin at the Southeast corner of the intersection of Allen Street and a 15-foot alley; thence with said alley the following courses and distances: S. 75-13 E. 67.4 feet; S. 87-45 E. 62 feet; N. 84-19 E. 65 feet; N. 84-09 E. 130 feet to an iron pin in rear line of Lot 47; thence along line of Lot 47, N. 5-24 W. 15 feet; thence continuing with said alley, S. 84-03 W. 40.5 feet to an iron pin; thence continuing with said alley along a curved line (the chord being N. 33-42 W. 54.8 feet) to an iron pin on the East side of said alley; thence continuing with said alley, N. 18-35 E. 56.3 feet to an iron pin at joint rear corner of Lots 45 and 46; thence along the line of Lot 45, N. 87-33 E. 158 feet to an iron pin on the West side of Sherwood Street; thence along the West side of Sherwood Street the following courses and distances: S. 12-27 E. 90.2 feet; S. 23-43 E. 45 feet; S. 28-50 E. 60 feet; S. 20-00 E. 57 feet; thence continuing along a curved line (the chord being S. 32-21 W. 57.6 feet) to an iron pin on the North side of Ridgeland Avenue; thence along the North side of Ridgeland Avenue the following courses and distances: S. 81-21 W. 142.7 feet; S. 87-57 W. 140 feet; S. 86-11 W. 70 feet; S. 89-04 W. 70 feet; thence continuing along the North side of Ridgeland Avenue, N. 85-16 W. 140.2 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) This property shall be used for residential purposes only, and may be used for multiple family dwellings.
- (2) No dwelling shall be built on said lot costing less than \$10,000.00.
- (3) No building shall be erected nearer than 30 feet to street which it faces or nearer than 5 feet to any side lot or side street line.
- (4) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.

(Over)