

State of South Carolina,

County of GREENVILLE



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GREENVILLE CO. S. C.

JUN 14 11 04 AM 1948

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS That I, The First National Bank of Greenville as 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 in the State of South Carolina, and Alice Burnett Cleveland as Executrix under the will of W.C.Cleveland ~~in the State of~~ deceased, for and in consideration of the

sum of One Thousand and No/100 - - - - - dollars,  
- - - - - (\$1,000.00) - - - - -

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

Benjamin L. Landreth and Euzelia S. Landreth, their Heirs and

Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the West side of Sherwood Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 41 on Plat of Cleveland Terrace 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 on the West side of Sherwood Street at joint front corner of Lots 40 and 41, said pin being 50 feet South from the Southwest corner of the intersection of Sherwood Street and Webster Street, and running thence along the line of Lot 40 N. 79-08 W. 121.5 feet to iron pin on the East side of Allen Street; thence with the East side of Allen Street S. 32-26 W. 80.6 feet to iron pin on Allen Street at corner of Lot 42; thence along the line of Lot 42 S. 79-08 E. 151 feet to iron pin on the West side of Sherwood; thence with the West side of Sherwood Street N. 10-52 E. 75 feet to the beginning corner.

This property is conveyed subject to the following building restriction:

1. This property shall be used for residential purposes only
2. No dwelling shall be built on said lot costing less than \$6,000
3. The main residence built on said lot shall face Sherwood St.
4. No building shall be erected nearer than 22 feet to Sherwood Street.
5. The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.

This is a portion of the property that was owned by W. C. Cleveland at the time of his death on August 26, 1946, and this conveyance is made by the Grantors, as Executors under the will of W. C. Cleveland pursuant to the power and authority conferred on us by his will dated January 17, 1940 on file in the Probate Court for Greenville County, S. C. in Apartment 518, File 29.

The Grantees are to pay 1948 taxes.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.