

VOL 364 PAGE 90

State of South Carolina,

Greenville County

FILED
GREENVILLE CO., S.C.
NOV 5 4 02 111 1948
JULIE FARNSWORTH
R.M.C.

Know all Men by these Presents, That We, J. L. Newman, as Administrator, c. t. a. of the Estate of Mary Ella McDaniel, deceased, and Annie Lou Newman,

in the State aforesaid,

in consideration of the sum of Thirty-Five-Hundred & No/100 (\$3500.00) - - Dollars

to us paid by

Don Kitchen,

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

Don Kitchen,

All that piece, parcel or lot of land in the City of Greenville, ~~XXXXXX~~ Greenville County, State

of South Carolina, located on the North side of Cleveland Street, and designated as lot No. 44 and a portion of lot No. 45 of McDaniel Heights, according to a revised plat thereof recorded in Plat Book P, at Page 87 in the R.M.C. Office for Greenville County, and having, according to a recent survey thereof made by Dalton & Neves, Engineers, November, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Cleveland Street, which iron pin is 295 feet in an Easterly direction from Belmont Avenue, joint corner of lots Nos. 43 and 44; thence along the joint line of said lots N. 2-48 W. 185 feet to an iron pin; thence N. 85-50 E. 128 feet to an iron pin; thence S. 2-48 E. 185 feet to an iron pin in the line of Cleveland Street; thence along the Northern side of Cleveland Street S. 85-50 W. 128 feet to the point of beginning.

This property is sold subject to the following building restrictions:

1. The property herein conveyed shall be used exclusively for residential purposes.
2. The said property shall not be sold, rented, or otherwise disposed of to any person or persons other than of the Caucasian race.
3. That the front portion of any building to be constructed upon said property shall not be nearer than 40 feet of the front property line, and
4. No building other than outhouses shall be erected upon said property costing less than the sum of \$6,500.00

The Grantors are to pay taxes for the year 1948.