

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE



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W. A. Seybt & Co.
Greenville, S. C.

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

I, John W. Copeland

in the State aforesaid, in consideration of the sum of Two Thousand and No/100 Dollars

to me in hand paid at and before the sealing of these presents by J. H. Graves

(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 J. H. Graves

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, Being known and designated as Lot No. 2 of Block B, on plat of property of Utopian Developing Company known as "Northgate", as shown on plat of C. M. Furman, Jr., Engineer, made June 1926, revised by R. E. Dalton, Engineer, May 1939, and having according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of North Main Street, joint front corner of Lots Nos. 1 and 2, of Block B, said pin also being 100 feet North from the Northwest corner of the intersection of West Avondale Drive and North Main Street and running thence with the line of Lot No. 1 N. 64-10 W. 183.6 feet to an iron pin on the Northeast side of Arcadia Drive; thence with the Northeast side of Arcadia Drive N. 25-48 W. 28 feet to an iron pin in corner of Lot No. 19, of Block B; thence with the line of Lot No. 19 in a Northerly direction 30 feet to an iron pin joint rear corner of Lots Nos. 2 and 3 of Block B; thence with the line of Lot No. 3 S. 75-19 E. 200.6 feet to an iron pin on the West side of North Main Street; thence with the West side of North Main Street S. 12-45 W. 70 feet to the beginning corner.

This property is subject to the restrictions and reservations hereinafter set forth.

- (1) No building shall be erected on said lot nearer than 50 feet to the front line of said lot.
- (2) Any dwelling erected on said property shall cost not less than \$4,000.00
- (3) The said lot shall be used for residential purposes only.
- (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) The said lot is sold subject to an easement of two (2) feet parallel with the rear line of said lot, for the purpose of placing sewerage lines, telephone and electric light poles or cables, for the use of said lot and other lots in said sub-division, with the right of entry for the purpose of erecting, renewing, or repairing of said utilities.