

State of South Carolina,

Greenville County

APR 27 2 21 PM 1948

GULIE FARNsworth
R.M.C.

Know all Men by these Presents, That I, George E. Richardson,

in the State aforesaid,

in consideration of the sum of One Thousand Six Hundred Fifty and No/100 (\$1,650.00) Dollars

to me paid by Annie Laurie McPherson,

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

Annie Laurie McPherson, her heirs and assigns,

All that piece, parcel or lot of land in the City of Greenville, ~~Township~~, Greenville County, State of South Carolina, located on the South side of Ben Street, and designated as Lot # 11,

according to a revised plat of McDaniel Heights made by Dalton & Neves, Engineers, October 19, 1947, which said revised Plat is recorded in the R.M.C. Office for Greenville County in Flat Book "R", at Page 193, and having, according to said revised Plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the South side of Ben Street, which iron pin is 198 feet East of the Southeastern intersection of Ben and Cleveland Streets, shown as the new joint corner of Lots # 11 and # 12; thence along the Southern side of Ben Street due East 5 feet to an iron pin; thence continuing along the South side of said Street due East 70 feet to an iron pin, joint corner of Lots # 10 and # 11; thence along the joint line of said Lots due South 178.6 feet to an iron pin in the line of the Playground; thence S. 76-20 W. 20 feet to an iron pin; thence N. 6-23 W. 30 feet to an iron pin; thence S. 73-44 W. 45 feet to an iron pin; thence N. 13-20 W. 36.6 feet to an iron pin; thence along the new joint line of lots # 11 and # 12 due North 130 feet to an iron pin, 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.