

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

1946

KNOW ALL MEN BY THESE PRESENTS. That I, James W. Hicks, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and Love and
Affection, and the restrictions hereinafter set forth, Dollars
to me in hand paid at and before the sealing of these presents
by Marguerite H. Ashmore,
(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 Marguerite H. Ashmore, her
heirs and assigns,

all that piece, parcel or lot of land in Gantt Township, Greenville

County, State of South Carolina, about five miles south of Greenville Court
House, on the eastern side of the Augusta Road, being the front part
of that certain lot shown and designated as Lot Number Five (No. 5)
on plat and survey of subdivision known as "Clearview Heights", made
by M. H. Woodward, R. E., December 1945, recorded in Plat Book "P" at
page 1 in the R. M. C. office for Greenville County, and according to
said plat, in part, having the following metes and bounds, courses and
distances, to-wit:

BEGINNING at an iron pin on eastern side of Augusta Road,
joint front corner with Lot No. 4 on said plat, which point is Sixty
Five (65) feet northerly from intersestion of Augusta Road with East-
view Drive, and running thence N. 3-49 W. 75 feet along eastern side
of Augusta Road, to point; thence N. 68-18 E. 200 feet to point; thence
S. 3-49 E. 88 feet, more or less, to point in northern line of Lot No.
4 of said plat; which point is Two Hundred (200) feet easterly from the
point of beginning; thence S. 73-37 W. 200 feet along the northern line
of Lot No. 4, to the point of beginning on Augusta Road.

This is a part of a tract of 18.91 acres of land, more or less,
conveyed to me by Willis, and others, by deed dated Nov. 3, 1944, re-
corded in Vol. 269 at page 179 in said R. M. C. office.

Subject, however, to a right of way reserved for sidewalk and
power line.

This property is conveyed subject, also, to the following re-
strictions which are a part of the consideration hereinabove expressed,
to-wit:

1. That no residence shall be erected on said property costing
less than Four Thousand (\$4,000.00) Dollars, exclusive of the lot;
2. That no surface closet shall be placed or used on said
property;
3. That said property shall be used for residential purposes
only and not for any commercial purposes.
4. That no part of said property shall be sold or rented to,
or otherwise disposed of to, any person or persons of African descent.

This property is conveyed subject to an easement and right of
way across the northern side of said lot of land, Ten (10) feet in
width at all points, which is expressly reserved by Grantor for the pur-
pose of an alleyway extending eastward from the Augusta Road, if said
alleyway is constructed and established before the year 1952.