

VIII 390 PAGE 268  
THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

SEP 1 12 09 PM 1933

THE FAIRSWORTH  
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That, we, R. M. Cain and  
Calvin F. Teague

in the State aforesaid, in consideration of the sum of Five Hundred Seventy-five and  
No/100 Dollars

to us in hand paid at and before the sealing of these presents  
by C. D. Webster and Eloise H. Webster

(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 C. D. Webster and Eloise H. Webster,

their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Crescent Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being shown as the Western one-half of Lot 23 of Block C and the Eastern one-half of Lot 24 of Block C on Plat of Forest Hills made by T. C. Adams, Engineer, September 23, 1936, recorded in R. M. C. Office for Greenville County, S. C. in Plat Book D, page 206, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Crescent Avenue in the center of the front line of Lot 23 at the Southwest corner of Lot this day conveyed by Grantors to Mabel B. Derrick and Homer Derrick, said pin also being 157.5 feet West from the Northwest corner of the intersection of Crescent Avenue and Pine Forest Drive; and running thence through the center of Lot 23 along said Derrick line N. 23-15 W. 164.3 feet to iron pin in the center of the rear line of Lot 23; thence S. 68-15 W. 45 feet to iron pin in the center of rear line of Lot 24 at the Northeast corner of property of C. D. Webster and Eloise H. Webster; thence through the center of Lot 24 along line of other property of said Grantees S. 23-15 E. 168.3 feet to iron pin on North side of Crescent Avenue in the center of the front line of Lot 24; thence along the North side of Crescent Avenue N. 64-0 E. 45 feet to the beginning corner.

The above described property is conveyed subject to the following restrictions and conditions:

- 1- The lot of land hereby conveyed shall be used exclusively for single family residence for white persons only, (except as to servants of occupants) and shall never be sold, rented, or otherwise disposed of to any person wholly or partly of African descent, or used in any manner which may render neighboring property less desirable for residential purposes.
- 2- No residence (other than outbuilding appurtenant to dwelling) costing less than Ten Thousand (\$10,000) dollars shall be erected thereon prior to January 1, 1936.
- 3- The Grantors reserve to themselves and their successors the right to the placing, maintaining, repairing and replacing of gas, water, and sewer pipes, telephone, telegraph, light and power lines and other instrument of public utility over or under any street, alley, or park at any time without compensation to any lot owner, except that the premises shall be left in as good condition as before.

(cont'd.)