

JUL 22 4 07 PM 1946

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

FILED
CLERK
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That... I, T. E. Hart

in the State aforesaid, in consideration of the sum of One and no/100 (\$1.00) Dollar, and other good and valuable consideration -see paragraph on page two Dollars to me in hand paid at and before the sealing of these presents by G. P. Peterson and Estelle Peterson

(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 G. P. Peterson and Estelle Peterson, their heirs and assigns, forever,

all that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, near the Town of Travelers Rest, and being more particularly described as follows:

BEGINNING on a post and Peterson's line, S. 36-30 E. 716 feet to an iron pin on Buncombe Road(also Peterson's corner); thence along Buncombe Road, S. 53-18 W. 140 feet to an iron pin, corner of a new thirty foot street(Hart Street); thence along Hart Street N. 36-30 W. 784.81 feet to an iron pin; thence N. 78-16 E. 153.5 feet to the beginning corner. And being known as Lot # 3 according to that certain plat made by N. O. McDowell, Jr., Surveyor, July 22, 1946. Said plat being of record in the R.M.C. Office for Greenville County, S. C. in Plat Book P at page 61, to which plat and the record thereof reference is hereby made.

This property is sold subject to the following restrictions:

1. It shall be used for residential purposes only.
2. It shall be used by white people only, and shall never be sold to any firm, person or corporation controlled by negro blood.
3. The building line is to face Hart Street and is to set back from said street 20 feet.
4. No building is to be built on any of this property to cost less than \$1,500.00 for residential purposes. This restriction to apply only to 200 feet from the highway.

A part of the consideration of this deed is that the grantor herein is to open Hart Street at his own cost, and is to have the same completed within 60 days from this date.

This being a part of the land conveyed to me by Mrs. Hattie Case, by deed dated March 25, 1939, and recorded in the R.M.C. Office for Greenville County in Deed Book 209 at page 443.

Taxes for the year 1946 to be prorated, all other encumbrances, if any, to be paid in full by the grantor herein.

(Over)