

State of South Carolina,

COUNTY OF GREENVILLE

1954 APR 11

Know all Men by these Presents, That I, Ruth L. Jay Pabst

in the State aforesaid,

in consideration of the sum of FOUR THOUSAND THREE HUNDRED ELEVEN AND 30/100 Dollars (4,311.30) and assumption of a mortgage balance of \$7,188.70 to me paid by Mrs. Josie M. Bryant

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

Mrs. Josie M. Bryant

All that piece, parcel or lot of land in Greenville Township, Greenville County, State

of South Carolina, known and designated as Lot No. 21 of Lanneau Drive Highlands, according to plat made by Dalton & Neves, Engineers, August, 1935, and recorded in the R.M.C. Office for Greenville County in plat book "D", pages 288-289, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the Northeastern intersection of Lanneau Drive and Ottoway Drive, and running thence North Lanneau Drive N. 10-11 E. 39.5 feet to an iron pin joint corner of Lots Nos. 20 and 21; thence along the dividing line of said lots N. 63-47 E. 126.5 feet to an iron pin joint corner of lots Nos. 20, 14, 13 and 21; thence along the dividing line of Lots Nos. 14 and 21 S. 26-13 E. 50 feet to an iron pin joint rear corner of lots Nos. 22 and 21; thence along dividing line of said lots S. 63-47 W. 150 feet to a point on Ottoway Drive; thence North Ottoway Drive N. 26-13 W. 18.2 feet to the beginning corner. Purchaser hereby assumes all incumbrances outstanding against said property.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of O. K. Schriers and may be modified by him when such modification is deemed to be in the best interests of all concerned:

1. This property is for residential purposes only.
2. No residence shall be erected on said property to cost less than \$3,000.00.
3. Said property shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
4. No building of any kind shall be erected nearer to the street than 35 feet or nearer than 5 feet of any property line.
5. Nothing that constitutes a nuisance or injury to other property shall be permitted.
6. O. K. Schriers reserves the right to place along the street or alleys on which said lot abuts, sewer pipes, electric wires, gas tracks and any lines or pipes for public utilities without charge to grantee or his heirs or assigns.
7. No whiskey or intoxicating beverages shall be sold on this property.

Taxes for the year 1954 shall be prorated between the seller and buyer.