

VOL 408 PAGE 66

# State of South Carolina,

Greenville County

APR 25 2 30 PM 1951

Know all Men by these Presents, That I, George Leonard Austin, Jr.,

in the State aforesaid,

in consideration of the sum of \$750.00 cash and assumption of mortgage in ~~the amount of \$4,953.90~~  
to me paid by John S. Estes and Nell C. Estes

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

John S. Estes and Nell C. Estes

those pieces, parcels or lots  
all ~~the~~ of land in Greenville Township, Greenville

County, State of South Carolina, School District 8-AB, on the East side of Dover Street, and being known and designated as Lots Nos. 53 and the northern one-half of Lot 52, as shown on property of Edgar C. Waldrop, Trustee, made by Dalton & Neves in March, 1946, and recorded in the R. M. C. Office for Greenville County in Plat Book B, at page 171, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Dover Street at the joint Western corner of Lots Nos. 53 and 54, and running thence, S. 3-56 E. 75 feet to a stake on Dover Street, said stake being 125 feet North from Laurel Street; thence N. 86-04 E. 150 feet to a stake in joint line of Lots Nos. 47 and 52; thence along said joint line of Lots 47 and 52 and along the joint line of Lots 53 and 46, S. 3-56 E. 75 feet to joint rear corner of Lots 53, 46, 54 and 45; thence along the joint line of Lots 53 and 54, S. 86-04 W. 150 feet to the point of beginning.

Subject to the following restrictions:

1. Said lot shall be used for residential purposes only.
2. Said lots shall never be sold to, or occupied by, negroes, but this shall not apply to servants of the occupants and owners.
3. No trailer, shack or temporary building of any kind shall be occupied as a residence, either temporarily or permanently.

Lot 53 was deeded to the grantor by deed dated April 29, 1948, recorded in Deed Book 346, at page 134. The Northern half of Lot 52 was deeded to the grantor by deed dated August 28, 1948, recorded in Deed Book 358 at page 24.

171-7-68#87