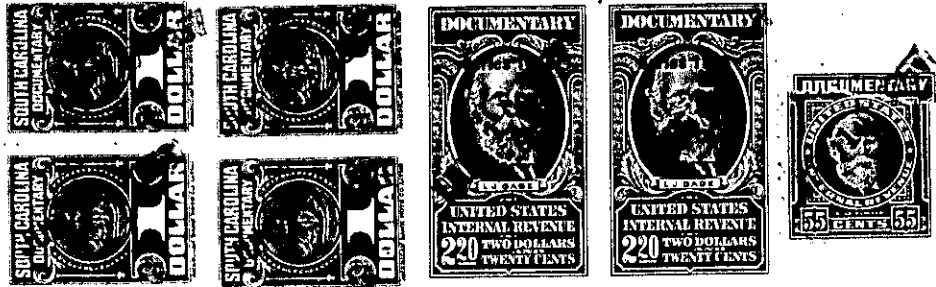




BOOK 578 PAGE 254

THE STATE OF SOUTH CAROLINA,

COUNTY OF Greenville



FILED  
GREENVILLE CO. S. C.  
JUN 10 2 41 PM 1957  
OLLIE F. HART  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS. That T. J. Phillips.....

in the State aforesaid, in consideration of the sum of ..... Forty Five Hundred-----  
(4500.00)----- Dollars

to..... it  
in hand paid at and before the sealing of these presents  
by L. A. Lingerfelt, Jr. & Helen P. Lingerfelt-----

(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 L. A. Lingerfelt, Jr. & Helen P. Lingerfelt

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

County, State of South Carolina, known and designated as a portion of lot #122 of  
Map of Cavill Park Subdivision known as Plat #4 of same made by Dalton &  
Levers, March 1945, recorded in the Greenville County R.L.C. Office in Plat  
Book 5, page 117, and according to said plat, more particularly described  
as follows:

Beginning at an iron pin on the north side of County Road, at  
south stern corner of lot #122 shown on said plat and running thence  
N. 1-35 W. 70 Ft. to iron pin corner of that portion of lot #122 sold to  
C.T. Brooks thence along line of C.T. Brooks lot in a westerly direction  
100 FT. more or less, to iron pin, which iron pin measures 75 Ft. N. 2-09  
W. from the southwest corner of lot #122; thence S. 2-09 E. 75 Ft. to iron  
pin on the North side of said County road; thence along said road S. 88-47  
W. 1.0 Ft. to the point of beginning.

The property here in conveyed is subject to the following restrictions:

1. That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented, or otherwise disposed of to persons wholly or partly of African descent.
2. That no building shall be erected on said lot costing less than the sum of \$1,000.00.
3. That no building shall be erected nearer the front line of said lot than 30 ft. nor nearer than 10 ft. from either side line of said lot, nor nearer than 5 ft. from the rear line of said lot.
4. That no cesspool nor septic tank shall ever be maintained on said land but only sanitary sewerage.
5. That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
6. That no structure shall be erected on said lot which would constitute a nuisance to the adjoining lot owner.

This property is sold subject to the easement or right of way of The Duke Power Company crossing said property.

2425-72