

State of South Carolina,

Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That

*J. D. P. DeCoursey,*

in the State aforesaid.

in consideration of the sum of *Thirty eight Hundred, Thirty five and no/100 (\$3,835.00)*  
*and assumption of \$4,465.00 mortgage* --

DOLLARS.

to *me* paid by *Alice L. Hollis*

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 *Alice L. Hollis, her heirs and assigns forever.*

~~all that piece, parcel or lot of land situate in~~ Township, Greenville County, State of South Carolina

All that certain piece, parcel or lot of land situate, lying and being on the north side of Cleveland Street in the City of Greenville, County and State aforesaid, being known and designated as Lot #17 and a small portion off the rear of Lot #12 on plat of McDaniel Heights, and having, according to said plat which is of record in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at page 214, the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the north side of Cleveland Street, which iron pin is at the joint corner of lots 16 and 17, and running thence with the joint line of said lots N. 40-09 E. 150.5 feet to an iron pin; thence N. 73-44 E. 45.4 feet to an iron pin in the west line of lot 11; thence with the line of said lot, S. 6-23 E. 30 feet to an iron pin, rear corner of lots 11, 12, 17, and 18; thence with joint line of lots 17 and 18 S. 30-28 W. 166.3 feet to the north side of Cleveland Street; thence N. 52-28 W. 75 feet to the beginning corner, together with the right to the use of a 25 foot alley for the purposes of ingress and egress and to be out extending from the rear portion of the property above described to the south side of Ben Street.

This property is conveyed subject to the following building restrictions, which are for the benefit of all lot owners in said subdivision:-

- (1) The premises herein conveyed shall be used only for residential purposes.
- (2) That no house or building shall be erected upon the premises over the established property line, or closer to the line of Cleveland Street than 40 feet.
- (3) That no building except garages and outbuildings shall be erected upon the premises at a cost of less than \$4500.00
- (4) That the premises shall not sold or conveyed to persons other than of the Caucasian Race, or rented or otherwise disposed of to persons other than of said race.