

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That

Furman Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Seven Hundred Fifty and No/100 (\$750.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Ralph P. Berry, Sr., his Heirs and Assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of McBee Boulevard, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 13 of Block H, on revised plat of property of Furman Investment Company made by C. M. Furman Jr., Engineer, July, 1923, recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book F, at pages 159 and 160, and having, according to said plat, the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southwest side of McBee Boulevard, at the joint front corner of Lots 13 and 15, of Block H, said pin also being 47.42 feet in a Southeasterly direction from the point where the Southwest side of McBee Boulevard intersects with the Southeast side of Townes Road, and running thence with the line of Lot No. 15, S. 51-40 W. 179.2 feet to an iron pin; thence S. 38-15 E. 55.15 feet to an iron pin; thence with the line of Lot No. 11, N. 51-40 E. 179.14 feet to an iron pin on the Southwest side of McBee Boulevard; thence with the Southwest side of McBee Boulevard, N. 38-20 W. 55 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

(1) This property shall be used exclusively for residential purposes and no mercantile establishment of any kind shall be erected thereon.

(2) No building shall be erected thereon nearer than 25 feet to McBee Boulevard, and any dwelling erected thereon shall cost not less than \$2,500.00.

(3) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the grantee hereinafter named, and his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers Alester G. Furman, as President, and Alester G. Furman, Jr., as Secretary

on this the 4th day of October, in the year of our Lord one thousand nine hundred and forty-one, and in the one hundred and sixty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Allen J. Graham

H. O. Gaddy

Furman Investment Company (IS)

By

Alester G. Furman

President

and

Alester G. Furman, Jr.

Secretary

S. C. Stamps Cancelled, \$ 2 and 00 Cents.

U. S. Stamps Cancelled, \$ 1 and 10 Cents.

STATE OF SOUTH CAROLINA,

County of Greenville.

PERSONALLY appeared before me Allen J. Graham

Alester G. Furman

Alester G. Furman, Jr.

as President

as Secretary

of Furman Investment Company a corporation chartered under the laws of the State of South Carolina

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that H. O. Gaddy he, with, witnessed the execution thereof.

SWORN to before me, this 4th day of October, A. D. 1941

Iulee Culbertson (SEAL) Notary Public for South Carolina.

Allen J. Graham

Recorded Oct. 6th, 1941 at 3:33 o'clock P. M.

By M.R.