

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas A. Julian

in the State aforesaid,
in consideration of the sum of

Thirteen Thousand Seven Hundred Fifty and No/100 (\$13,750.00)

Dollars

to me in hand paid

at and before the sealing of these presents by

Raymond L. Champoux and Sarah T. Champoux

(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

Raymond L. Champoux and Sarah T. Champoux, their Heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the North side of Tindal Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 23 on plat of property of Mrs. S. K. Tindal, shown on plat recorded in the R. M. C. Office for Greenville County, S.C., in Plat Book H, at page 235, and having, according to recent survey made by R. E. Dalton, October 22, 1937, the following metes and bounds, to-wit:

BEGINNING at a stake at the Northwest corner of the intersection of Tindal Avenue and Brook Drive, and running thence along the West side of Brook Drive, N. 00-35 E. 175 feet to an iron pin on the West side of said Drive; thence with the line of Lot No. 22, N. 88-25 W. 61.5 feet to an iron pin; thence with the joint line of Lots 23 and 24, S. 00-35 W. 175 feet to a stake on the North side of Tindal Avenue; thence with the North side of Tindal Avenue, S. 88-25 E. 61.5 feet to the beginning corner.

This being the same property conveyed to Thomas A. Julian by deed of H. B. Tindal, as Executor of the Estate of Stella K. Tindal, dated April 6, 1931, and recorded in the R. M. C. Office for Greenville County in Deeds Volume 158 at page 231.

The above property is conveyed subject to the following building restrictions:

- (1) This lot to be used for residential purposes for white persons only.
- (2) No building shall be erected thereon nearer the street than 30 feet.
- (3) No residence shall be erected on this lot costing less than \$5,000.00 or double the purchase price of the lot.

The Grantee assumes and agrees to pay 1946 taxes.