

THE STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, W. C. Cleveland

in the State aforesaid,
in consideration of the sum of
Two hundred Eighty-Five & 70/100 (\$285.70) DOLLARS

to me in hand paid
at and before the sealing of these presents by
Julia A. Eskew,

(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

Julia A. Eskew, her heirs and assigns:-

All that certain piece, parcel or lot of land situate, lying and being on the south side of Ridgeland Avenue, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as a portion of Lot No. 12 of Cleveland Terrace, on plat made by Dalton & Neves, Engineers, in 1926, and recorded in the R. M. C. Office for Greenville County, in Plat Book G, at page 210, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the south side of Ridgeland Avenue, at the northeast corner of property of the grantee herein, said point being 10 feet east from the joint front corner of Lots Nos. 11 and 12, and running thence with the line of property now owned by the grantee, S. 24-56 W. 191.5 feet to an iron pin on the north side of a 15 foot alley; thence with the north side of said alley, S. 69-18 E. 10 feet to an iron pin in the rear line of Lot No. 12; thence through Lot No. 12, N. 24-56 E. 190.5 feet, more or less, to an iron pin on Ridgeland Avenue; thence with said Ridgeland Avenue, N. 63-04 W. 10 feet to the beginning corner.

The grantee herein, by deed recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 193, at page 151, heretofore conveyed to the grantee Lot No. 11 and a strip 10 feet wide off the west side of Lot No. 12, and the above described property is an additional strip 10 feet wide off of Lot No. 12, adjacent to the property heretofore conveyed to the grantee.

This property is conveyed subject to the following building restrictions:-

- (1) No building shall be erected on said property nearer to Ridgeland Avenue than 60 feet.
- (2) No dwelling shall be built on said property costing less than \$8,000.00 (this shall not, however, apply to any servant house which shall be used in connection with the dwelling.)
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) The property herein conveyed shall be used only for residential purposes.
- (5) This property shall not be recut nor subdivided so as to face in any direction other than Ridgeland Avenue.