

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 and no/100 (\$700.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee (s) 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 Edna T. Childers, her Heirs and

Assigns:

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Mauldin Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 in Block G, as shown on revised plat of Furman Investment Company made by C. M. Furman, Jr., Engineer, July, 1923, and having, according to said plat, which is recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 159 and 160, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Mauldin Street, joint corner of lots Nos. 10 and 11 and running thence with the line of Lot No. 11 S. 52-20 W. 148.37 feet to an iron pin; thence N. 41-0 W. 52.06 feet to an iron pin, joint rear corner of Lots Nos. 9 and 10; thence with the line of Lot No. 9 N. 52-20 E. 150.80 feet to an iron pin on the Southwest side of Mauldin Street; thence along the Southwest side of Mauldin Street S. 37-40 E. 52 feet to the point of beginning.

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 on said lot nearer than 15 feet to Mauldin Street.
- (3) This property shall not be sold, rented or otherwise disposed of to negroes or persons of African descent.