

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 Twenty-Eight Hundred Ninety-Five & no/100 (\$2,895.00) 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 Harold Johnson and Ruth Johnson:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northeast 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. 8 of Block H, on plat of Furman Investment Company property, 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, and a recent survey thereof made by R. E. Dalton, Engineer, May 23, 1940, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Mauldin Street, joint corner of Lots Nos. 6 and 8 of Block H, said point also being 140 feet in a northwesterly direction from the point where the northeast side of Mauldin Street intersects with the northwest side of Patton Street, and running thence along the northeast side of Mauldin Street, N. 37-40 W. 50 feet to an iron pin; thence with the line of Lot No. 10, N. 52-20 E. 157.18 feet to an iron pin; thence with the rear line of Lot No. 9, S. 38-15 E. 50.03 feet to an iron pin; thence with the line of Lot No. 6, S. 52-20 W. 157.57 feet to an iron pin on the northeast side of Mauldin Street, the beginning corner.

The recorded plat hereinabove referred to shows a proposed joint driveway located partly on the above described lot and partly on Lot No. 10 of Block H, adjacent thereto, but the idea of such joint driveway for the use of the two lots herein mentioned has been abandoned, and the within lot is conveyed with the distinct understanding that the purchaser acquires no right to use any part of Lot No. 10 of Block H, adjoining, for a driveway, and the grantor, who now owns Lot No. 10, retains no right to use any part of the within described lot for a driveway.

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