

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, L. A. Moseley

is

.....in the State aforesaid,
.....in consideration of the sum of
Five Hundred Eighty-Four and no/100 (\$584.00) Dollars and the assumption of the mortgage, ~~XXXXXX~~
referred to below.

to mein hand paid
at and before the sealing of these presents by.....
Wofford L. Ayers

(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

Wofford L. Ayers, his heirs and assigns:-

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the Northwest side of Charles Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 16 on plat of L. A. Moseley property made by Dalton & Neves, Engineers, June, 1940, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book J at page 239, and having, according to a survey made by A. Newton Stall, October 11, 1941, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Charles Street, joint front corner of Lots Nos. 15 and 16, said pin also being 264.5 feet in a northeasterly direction from a bend in Charles Street, and running thence with the line of Lot No. 15 N. 46-45 W. 145 feet to an iron pin; thence N. 43-15 E. 60 feet to an iron pin; thence with the line of Lot No. 17, S. 46-45 E. 145 feet to an iron pin on the northwest side of Charles Street; thence with the northwest side of Charles Street S. 43-15 W. 60 feet to the beginning corner.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay the balance due on that mortgage given by L. A. Moseley to Bank of Greenwood in the original amount of \$2400.00 dated October 13, 1941, and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 306 at page 197.

This property is conveyed subject to the following buildings restrictions:

- (1) The said property shall be used for residential purposes only.
- (2) No building shall be erected on said property costing less than \$2,000.00.
- (3) No building shall be constructed on said lot nearer than twenty (20) feet to Charles Street.
- (4) The said property shall never be used in any manner so as to constitute a nuisance.
- (5) The said property shall not be sold, leased, rented or otherwise disposed of to or used by persons of African descent.