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BOOK 470 PAGE 501

JAN 23 10 39 AM 1953

State of South Carolina,

County of Greenville

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That we, The First National Bank of Greenville as Executor under the will of W. C. Cleveland, deceased, a corporation chartered under the laws of the State of United States of America

and having its principal place of business at Greenville in the State of South Carolina, and Alice Burnett Cleveland as Executrix under the will of W. C. Cleveland, deceased, for and in consideration of the

sum of One and No/100 - - - - -

- - - - - (\$1.00) - - - - - 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 Alice Burnett Cleveland, her heirs and assigns, forever:

All that lot of land situate on the west side of McDaniel Avenue in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 28, on Map # 2 of Cleveland Terrace, made by Dalton Hayes, engineers, May, 1931, revised August 1941, recorded in the R. M. C. Office for Greenville County, S. C., in Plat book A, at pages 98 and 99, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of McDaniel Avenue at joint front corner of Lots 27 and 28 and running thence with the line of Lot 27, N. 75-55 W. 200 feet to an iron pin; thence S. 14-13 W. 129.4 feet to an iron pin; thence with the line of the McDaniel property S. 89-51 E. 205.5 feet to an iron pin on the west side of McDaniel Avenue; thence with the west side of McDaniel Avenue, N. 14-05 E. 60 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- (1) This property shall be used for residential purposes only.
- (2) No dwelling shall be built on said lot costing less than \$7500.00.
- (3) No building shall be erected nearer than 35 feet to McDaniel Avenue.
- (4) No residence shall be built on said lot facing in any direction other than McDaniel Avenue.

This property is a portion of the property that was owned by W. C. Cleveland at the time of his death on August 26, 1946, and this conveyance is made by the Grantors, as Executors under the will of W. C. Cleveland, under the power given the executors in the said will to make conveyance of a portion of the corpus of the said estate to testator's wife, Alice Burnett Cleveland, all of which is shown by the will dated January 17, 1940, on file in the Probate Court for Greenville County, S. C., in Apartment 513, File 22.

Grantee to pay 1953 taxes.