

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

The South Carolina National Bank, (Successor to The First National Bank of Greenville, S.C.) Co-Trustee under the Will of W. C. Cleveland, Sr., Deceased, and Alice Burnett Cleveland, Co-Trustee under the Will of W. C. Cleveland, Sr., Deceased,

KNOW ALL MEN BY THESE PRESENTS, that A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten and No/100 (\$10.00) - - - Dollars, and other valuable consideration,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Lawrence Reid, his heirs and assigns,

All those pieces, parcels, or lots of land, including the buildings and improvements thereon, situate, lying, and being on the westerly side of McDaniel Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 22, 23, and 24, according to plat of property of W. C. Cleveland, prepared by Dalton & Neves, May, 1931, as revised August, 1941, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "K", Pages 98 and 99, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin in the southwest corner of McDaniel Avenue and Terrace Drive, and running thence S. 85-22 W. 80 feet to an iron pin; thence S. 70-32 W. 51.3 feet to an iron pin; thence S. 49-24 W. 30.7 feet to an iron pin; thence S. 47 W. 18.5 feet to an iron pin; thence S. 37-23 W. 109.1 feet to an iron pin; thence S. 12-43 W. 24.8 feet to an iron pin in the rear corner of Lot 24; thence S. 75-55 E. 200 feet to an iron pin on the westerly side of said McDaniel Avenue, in the front corner of Lot 24; thence along said McDaniel Avenue N. 11-48 E. 70 feet to an iron pin; thence further along said Avenue, N. 11-28 E. 70 feet to an iron pin; thence further along said Avenue N. 10-47 E. 80 feet to an iron pin in the southwesterly corner of the intersection of McDaniel Avenue with Terrace Drive, the point of beginning. The abovedescribed property is shown on the County Block Book at Page 68, Block 1, Lot 4, in School District 500.

The herein named grantee is to pay the 1963 City and County taxes on the abovedescribed property.

The abovedescribed 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 \$7,500.00.
- 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 conveyance is made subject to any rights the public may have acquired in the abovedescribed lots due to any change in widths or direction of the above-referred to Terrace Drive and McDaniel Avenue since the dates of the above-mentioned plats.

This property is a portion of the property that was owned by W. C. Cleveland, Sr. at the time of his death on August 26, 1946, and this conveyance is made by the Grantors, as Trustees under the Will of W. C. Cleveland, Sr., under the powers given the Trustees in the said Will to make conveyance of a portion of the property of the said estate, all of which is shown by the Will dated 1-17-40, on file in the Probate Court for Greenville County, S. C. in Apartment 518, File 29. together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 2nd day of August 1963. The South Carolina National Bank, (Successor to The First National Bank of Greenville,) as Trustee under the Will of W. C. Cleveland, Sr., Deceased (SEAL)

SIGNED, sealed and delivered in the presence of:
Witnesses as to the Bank
Marilyn R. Henning
Judy D. Thorne
Witnesses as to Alice Burnett Cleveland
Betty A. Dean
Harriet A. Waldrop

A Corporation
By: James R. Heald
Vice-President & Trust Officer
A. Thomas Carter
SECONDARY Asst. Trust Officer

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PROBATE Alice Burnett Cleveland
Alice Burnett Cleveland

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27 day of August 1963.

David R. Duncan (SEAL)
Notary Public for South Carolina.

Marilyn R. Henning

(Over)