

Clinton J. Margaret Deed TO J. H. Margaret

State of South Carolina, County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That Mr. Clinton J. Margaret and James H. Margaret Jr.

in the State aforesaid in consideration of the sum of Ten Dollars and the valuable consideration DOLLARS to wit in hand paid at and before the sealing of these presents by J. H. Margaret

(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

J. H. Margaret, his heirs and assigns all that certain lot of land situate in Ward one of the City of Greenville, County and State aforesaid and designated in Deed No. 50591 recorded by R. E. Dutton Engineer, and recorded in the R. M. C. Office of said County in Book Out page 210, said lot fronting on the north side of James Street and having the following lines, courses and distances to wit: Beginning at an iron stake on James Street, corner of lot No. 4, thence with line of lot No. 4 N. 0-08 E. two hundred and twenty six and one-tenth (226-1/10) feet to iron stake in line of lot No. 3, thence with line of lot No. 3 N. 87-37 W. ninety and 1/10 (90-1/10) feet to iron stake corner lot No. 6, thence with line of lot No. 6 S. 0-11 E. two hundred thirty seven and 8/10 (237-8/10) feet to iron pipe in line of James Street, thence with James Street N. 85-02 E. ninety (90) feet to the beginning, being a part of the property formerly known as the "Margaret Hope" property. The grantee herein pays as a part of the consideration, assumes the payment of all assessments for street improvements and paving on James Street. This conveyance is made subject to the following restrictions, which shall be binding upon the grantee, his heirs and assigns: (1) No dwelling shall be erected on said lot nearer than fifty (50) feet to James Street and this distance is declared to be the building line for this and the other lots owned by the grantor fronting on James Street. (2) No dwelling shall be erected upon said lot costing less than six thousand (\$6,000.00) Dollars. (3) If any garage or stable should be erected on the lot herein granted, the nearest line of such buildings shall not be nearer to lot No. 3 than twenty six (26) feet. The grantor agrees to insert restrictions nos. 1 and 2 in all deeds which shall be made by the grantor to lots fronting on James Street.