

The State of South Carolina,)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That I, Nannie D. Furman,

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.....
.....

..... in the State aforesaid,
..... in consideration of the sum of
Nine hundred fifty (\$950.00) Dollars and assumption of mortgage
..... DOLLARS

to in hand paid
at and before the sealing of these presents by Alma Nance Smithwick

(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
Alma Nance Smithwick

All that certain piece, parcel or lot of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the west side of McDaniel Avenue and being known and designated as Lot No. 6 on plat of the property of the Estate of T. Q. Donaldson, Sr., made by C. M. Furman, Eng., June, 1927, said plat being recorded in the R. A. C. Office for Greenville County in Plat Book "G", at page 157, and having, according to said plat, the following notes and bounds, to-wit:

Beginning at an iron pin on the west side of McDaniel Avenue at the northwest corner of McDaniel Avenue and an unnamed street, and running thence N. 9 E. 75 feet along the west side of McDaniel Avenue to an iron pin, joint corner of Lots Nos. 5 and 6; thence N. 81 W. 160 feet along the joint line of Lots Nos. 5 and 6 to an iron pin in the East side of Crescent Court, joint rear corner of Lots Nos. 5 and 6; thence along the east side of Crescent Court S. 9 W. 75 feet to an iron pin in the northeast corner of Crescent Court and an unnamed street, thence along the north side of said unnamed Street S. 81 E. 160 feet to the point of beginning. Being a portion of the lots conveyed to me by T. Q. Donaldson, et al, by deed dated September 12, 1927, and recorded in the R. A. C. Office for Greenville County in Deed Book 113, at page 263.

As a part of the consideration for this deed, the grantee herein assumes payment of a note and mortgage covering this property given by Nannie D. Furman to The South Carolina National Bank of Charleston, as Trustee for Ruth Entzminger, said mortgage bearing date of April 6th, 1935, and being recorded in the R. A. C. office for Greenville County in Mortgages Vol. 252 at page 44.

As a further consideration of this deed, the grantor herein expressly reserves all of her right, title and interest in and to that street adjoining the above described property known as Crescent Court.

The property is subject to the following building restrictions which are made for the benefit of the owners of the other lots shown on the above described plat:-

- (1) To be used for residential purposes for white people only.
- (2) No residence to be erected nearer the street than 25 feet.
- (3) No residence to be erected on lots facing on McDaniel Avenue to cost less than \$5,000.00 nor on Crescent Avenue to cost less than \$4,000.00.