

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, W. C. Cleveland

_____ in the State aforesaid,
_____ in consideration of the sum of
One Thousand Eighty and no/100 (\$1080.00) Dollars

to me _____ in hand paid
at and before the sealing of these presents by
R. M. Thomason

(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
R. M. Thomason, his heirs and assigns, forever:

All that certain piece, parcel or lot of land on the South side of Ridgeland Avenue, in the City of Greenville, in the County of Greenville, State of South Carolina, known as a portion of Lot No. 12 on plat of Cleveland Terrace, property of W. C. Cleveland, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "G", Page 210, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Ridgeland Avenue in the front line of Lot No. 12, said pin being 14 feet West from the joint front corner of Lots Nos. 12 and 13 and running thence through Lot No. 12, S. 25-50 W. 186 feet to an iron pin on the North side of a 15 foot alley, the said point being 11.5 feet West from the joint rear corner of Lots Nos. 12 and 13; thence with the North side of said alley, N. 69-18 W. 33.5 feet to an iron pin at corner of Lot of the Grantee herein; thence with the line of other property of the Grantee, N. 24-56 E. 190.1 feet to an iron pin on the South side of Ridgeland Avenue; thence with the South side of Ridgeland Avenue S. 63-04 E. 36 feet to the beginning corner.

This property is conveyed subject to the following building restrictions:

- (1) No building shall be erected on said property nearer to Ridgeland Avenue than 60 feet.
- (2) No dwelling shall be built on said property costing less than \$8000.00. (This shall not, however, apply to any servant house which shall be used in connection with the dwelling)
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) The property herein conveyed shall be used only for residential purposes.
- (5) This property shall not be recut nor subdivided so as to face in any direction other than Ridgeland Avenue.