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State of South Carolina,

Greenville County

NOV



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GREENVILLE CO. S. C.



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OLLIE FARNSWORTH

Know all Men by these Presents, That I, C. C. Bruce, <sup>R.M.C.</sup> as Trustee

in the State aforesaid,

in consideration of the sum of Two hundred twenty-five no/100 Dollars

to me paid by J. E. Hawkins and Ruby Lee C. Hawkins

in the State aforesaid, 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. E. Hawkins and Ruby Lee C. Hawkins

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, known and designated as Lot No. 19, Block H, of the subdivision known as Fair Heights according to plat of said subdivision recorded in Plat Book F, page 257 and having according to said plat the following metes and bounds:

Beginning at an iron pin on the east side of Cumberland Avenue, north east corner of lot 18, and running thence along the east side of Cumberland Avenue N. 31-20 E. 50 feet to corner of lot 20; thence with line of lot 20, S. 58-40 E. 150 feet to the rear joint corner of lots 5 and 6; thence with the rear line of lot 6, S. 31-20 W. 50 feet to corner of lot 18; thence with line of lot 18, N. 58-40 W. 150 feet to beginning corner.

Subject, however, to the following restrictions: No building shall be erected on said lot, except out-buildings, costing less than \$2500; said premises shall be used exclusively for residential purposes only; said property shall not be sold, rented, leased or otherwise disposed of to persons of African descent; and said lot shall not be re-cut or subdivided.

This conveyance is made in pursuance to authority contained in judgment Roll E-5427 in Clerk of Court's Office for Greenville County and deed from E. Inman, Master, to C. C. Bruce, as Trustee, recorded in Book 159, page 398.

Taxes for 1947 are to be paid by grantor.

265-5-20