

State of South Carolina,

Greenville County

FILED
GREENVILLE CO. S. C.

DEC 1 3 40 PM 1947

OLLIE FARNSWORTH
R. M. C.*Know all Men by these Presents, That*

I, J. Henry Stroud,

in the State aforesaid,

in consideration of the sum of Fifteen Hundred & No/100 (\$1500.00) - - - - Dollars

to me paid by

Oeland-Simpson Lumber Company, a corporation

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

Oeland-Simpson Lumber Company, a corporation

All that piece, parcel or lot of land in Greenville Township, Greenville County, State

of South Carolina, near the City of Greenville, located at the Southwest intersection of the Old National Highway and Arcadia Drive, and designated as lots Nos. 7 and 8 of Block A, of Northgate, property of Utopia Developing Co., a plat of which is recorded in the R. M. C's Office for Greenville County in Plat Book G, at Page 135 and 136, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin at the Southwest intersection of the Old National Highway and Arcadia Drive, and running thence along the Southerly side of the Old National Highway S. 57-28 W. 140 feet to an iron pin, joint corner of lots Nos. 8 and 9; thence along the joint line of said Lots S. 30-33 E. 175 feet to an iron pin, rear joint corner of said lots; thence N. 56-24 E. 130.5 feet to an iron pin in the line of Arcadia Drive; thence along the Westerly side of Arcadia Drive N. 32-33 W. 175.2 feet to an iron pin, the point of beginning.

This property is also shown as lots Nos. 7 and 8 of a revised plat, and recorded in said office in Plat Book M, at Page 13.

The Grantee is to pay taxes for the year 1947.

This property is conveyed subject to the following restrictions and reservations:

1. No building shall be erected nearer than 40 feet to the line of Arcadia Drive or the Old National Highway, and a residence may be constructed on said lots facing Arcadia Drive.
2. No dwelling shall be erected on said lots costing less than \$3500.00.
3. These lots shall be used for residential purposes only, except this shall not apply as to Section D, on the plat above mentioned.
4. The property shall not be sold, rented, or otherwise disposed of to persons other than of the Caucasian race.
5. No obnoxious or offensive trade shall be carried on on the property.