

State of South Carolina,

Greenville County

FILED
GREENVILLE CO. S. C.

JAN 19 4 17 PM 1948

OLLIE FARNSWORTH
R.M.C.

Know all Men by these Presents, That We, Henry K. Townes and Ellen H. Townes

in the State aforesaid,

in consideration of the sum of NINETEEN HUNDRED & NO/100 - - - - - Dollars

to us paid by George A. Francis

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 George A. Francis

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

of South Carolina, and on the south side of East Fairview Avenue, being known and designated as all of Lot No. 8, and 15 feet off of the eastern side of Lot No. 7, of the property of Lucy L. Hindman known as Addition to Highland Terrace, as shown on plat thereof made by W. J. Riddle, in May, 1938, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of East Fairview Avenue at a point 15 feet west from the joint corner of Lots Nos. 7 and 8, which point is 790 feet east of the southeast corner of the intersection of East Fairview Avenue and North Main Street Extension, and running thence along the south side of East Fairview Avenue, S. 66-04 E. 15 feet to an iron pin at the joint corner of Lots Nos. 7 and 8; thence still with the south side of said East Fairview Avenue, S. 64-42 E. 85 feet to an iron pin at the corner of Lot No. 9; thence along the line of Lot No. 9, S. 23-30 W. 157 feet to an iron pin at the rear corner of said lot; thence N. 66-30 W. 99.9 feet to an iron pin at a point 15 feet west of the rear corner of Lots Nos. 7 and 8; thence on a line through Lot No. 7, N. 23-30 E. 159.6 feet, more or less, to the beginning corner.

Subject, however, to the following restrictions:

(1) This lot is sold for residential purposes only, and no dwelling shall be erected thereon costing less than \$4,500.00 when completed, and no part of which shall be nearer the front line of said lot than 50 feet.

(2) This lot is sold with the express covenant that it shall never be sold, rented or otherwise disposed of to any person of African descent.

The Grantee is to pay taxes for the year 1948.