

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

MAR 9 11 05 AM



KNOW ALL MEN BY THESE PRESENTS. That **I, Annie M. Richardson**  
in the State aforesaid, in consideration of the sum of **EIGHT HUNDRED NINETY FIVE Dollars (\$895.00)** Dollars to **me** in hand paid at and before the sealing of these presents by **Local Home Builders, Inc.**, (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 **Local Home Builders, Inc., their Successors and Assigns forever**

all that piece, parcel or lot of land in **Butler** Township, **Greenville** County, State of South Carolina, on the Northeast side of Carolina Avenue, near the City of Greenville, being known and designated as lot No. 13 of Block "B" on Plat of **East Highlands Estates**, made by Dalton and Neves, Engineers, April 1940, recorded in the R. M. C. Office for Greenville County, in Plat Book "K", pages 35 and 36, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Carolina Avenue, at joint front corner of lots Nos. 12 and 13 of Block "B", and running thence with line of lot No. 12, N. 59-16 E., 189 feet to an iron pin on the Southwest edge of a five-foot strip of land reserved for utilities; thence with the Southwest edge of said strip of land reserved for utilities, S. 49-52 E., 275 feet to an iron pin on the West side of Wait Street; thence with Wait Street, S. 14-19 W., 40.3 feet to an iron pin; thence S. 36-23 W., 74.1 feet to an iron pin; thence S. 58-37 W., 100 feet to an iron pin on the Northeast side of Carolina Avenue; thence with the Northeast side of Carolina Avenue, N. 31-33 W., 85 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

- 1- The lot herein conveyed shall be used for residential purposes only.
- 2- The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
- 3- No residence shall be erected on said lot costing less than \$2,500.00.
- 4- The building line as shown on recorded Plat and also other restrictions shown on said Plat, are to be strictly adhered to.

GRANTER to pay 1948 taxes.

264-6-9