

FILED
GREENVILLE CO. S. C.

AUG 3 12 36 PM 1948

OLLIE FARNSWORTH
R.M.C.

Know all Men by these Presents, That I, R. M. Caine

in the State aforesaid,

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

to me paid by Thomas J. Ligon, Jr.

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 Thomas J. Ligon, Jr.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville being a part of Lot No. 1 of Map 2 of Cleveland Terrace as shown by plats recorded in Plat Book I, Pages 85 and 86, and Plat Book K, pages 98 and 99.

Said lot begins on the East side of Cleveland Street 341.75 feet south of University Ridge at corner of Walter L. Pickell, Jr. lot which the Grantor herein conveyed to him; thence S. 89-11 E. 125 feet to an alley; thence with the dead end of said alley S. 89-11 E. 15 feet to pin; thence with said alley N. 0-49 E. 5.7 feet to a pin on the east side of said alley; thence N. 88-48 E. 56.7 feet to a pin; thence S. 5-34 W. 15 feet to a pin; thence S. 53-47 W. 74.1 feet to a pin; thence N. 89-11 W. 136.1 feet to the east side of Cleveland Street; thence with the East side of Cleveland Street N. 0-49 E. 52 feet to the beginning corner.

Subject to the following conditions and restrictions made for the Grantor and the adjoining lot on the north side of the above granted lot:

No. 1. A strip of land two feet wide on the north side of the said lot granted, adjoining lot conveyed to Walter L. Pickell, Jr. by Grantor (Deed recorded in Deed Book 332, page 447 in R. M. C. Office for said Greenville County) said strip to run back 125 feet from the east side of Cleveland Street to an alley, which shall be used exclusively for light and air, not built on or obstructed, so as to afford any building that may be built on this lot conveyed to said Grantee and the adjoining lot of Walter E. Pickell, Jr. a light and air easement for the benefit of said lots in the same manner as the reserved easement in my said deed to Walter L. Pickell, Jr.

No. 2. No building or obstruction shall be placed on the lot herein conveyed to the Grantee nearer than 24.5 feet from the east side of Cleveland Street, a like restriction has been made for the adjoining lot which I conveyed to said Walter L. Pickell, Jr. Said restrictions shall enure to the benefit of adjoining lot owners, the Grantees and their heirs and assigns.