

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

AUG 16 2 31 PM 1948

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That I, J. W. Hicks, of the
County of Greenville,

in the State aforesaid, in consideration of the sum of Six Hundred Ninety (\$690.00)
Dollars and the restrictions hereinafter set out,

to me, in hand paid at and before the sealing of these presents
by J. C. Davis

(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. C. Davis, his heirs and
assigns,

all that piece, parcel or lot of land in Gantt Township, Greenville

County, State of South Carolina, about five miles south of Greenville Court
House, east of the Augusta Road, being known and designated as
Lot Number Nine (No. 9), on northern side of Eastview Drive, on a
plat of survey of subdivision known as "Clearview Heights", made by
M. H. Woodward, R. E., Decr., 1945 and recorded in the R. M. C. of-
fice for Greenville County in plat Book "P" at page 1, and, according
to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on northern side of Eastview Drive,
joint front corner with Lot No. 10, and running thence N. 18-04 W.
216.8 feet along the line of said Lot No. 10, to point; thence
S. 68-18 W. 86.4 feet to point, joint rear corner with Lot No. 8;
thence S. 18-04 E. 211.2 feet along the line of said Lot No. 8, to
point on northern side of Eastview Drive; thence N. 71-56 E. 86.2
feet along the northern side of Eastview Drive to the point of begin-
ning.

This is a part of a tract of 18.91 acres, more or less,
conveyed to J. W. Hicks by Willis, and others, by deed dated Nov. 3,
1944, recorded in Volume 269 at page 179 in said R. M. C. office.

Subject, however, to a right of way reserved for sidewalk
and power line.

This property is conveyed subject also, to the following
restrictions which are part of the considerations hereinabove express-
ed, to-wit: (1) that any residence erected on the above property shall
face Eastview Drive; (2) that no residence shall be erected on said
property costing less than \$4,000.00, exclusive of lot; (3) that no
building shall be erected on said property nearer than fifty five feet
to the northern side of Eastview Drive; (4) no surface closet shall
be placed or used on said property; (5) that said property shall be
used for residential purposes only, and not for any commercial purpos-
es; and (6) that no part of said property shall be sold or rented to,
or otherwise disposed of to, any person or persons of African descent.

Further, this property is conveyed subject to an easement
and right of way across the rear of said lot of land, Ten (10) feet
in width at all points, which is expressly reserved by J. W. Hicks
for the purpose of an alleyway extending eastward from the Augusta
Road, if said alleyway is constructed and established before the year
1952.