

State of South Carolina,

Greenville County

REC 14 10 23 AM
CLIP FILING UNIT

Know all Men by these Presents, That We, The First National Bank of Greenville, South Carolina, Executor of the Estate of W. C. Cleveland, Deceased, and Alice Burnett Cleveland, Executrix of the Estate of W. C. Cleveland, Deceased,

in the State aforesaid,

in consideration of the sum of ---Ten and No/100 (\$10.00) ----- Dollars
and other valuable considerations
to us paid by Earnest C. Ellis,

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 Earnest C. Ellis, his heirs and assigns

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

of South Carolina, lying and being situate on the Northern side of Fernwood Lane within the limits of the City of Greenville, South Carolina, being known and designated as Lot #36 and the Easterly and adjoining one-half of Lot #37, according to plat of Cleveland Forest prepared by Dalton & Neves in May, 1940 as revised through September 1945 as recorded in the R. M. C. Office, Greenville, South Carolina in Plat Book M at page 137, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Northern side of Fernwood Lane at common corner of Lots #35 and 36, said pin being 137 feet Southwest of iron pin on the Northern side of Fernwood Lane in the Northwest corner of the intersection of Fernwood Lane with Trails End; thence N. 25-25 W 155.7 feet to an iron pin at joint rear corner of Lots #36 and 80; thence S. 72-16 W., 105.1 feet to an iron pin at rear center line of Lot #37; thence S. 19-43 E. 152.6 feet, more or less, to an iron pin on the Northern side of Fernwood Lane, the front center line of Lot #37; thence along said line N. 73-18 E. 121 feet to an iron pin at common corner of Lots #35 and 36, the point of beginning.

The herein named grantor is to pay the 1949 taxes on the above described property.

The above described property is subject to restrictions recorded in the R. M. C. Office, Greenville, South Carolina, in Volume "K", at pages 47 and 90. Said property is further restricted in that no residential building costing less than \$6,000.00 may be built thereon, nor nearer than 50 feet to the street line. Any residential building built on said lot shall face onto Fernwood Lane.