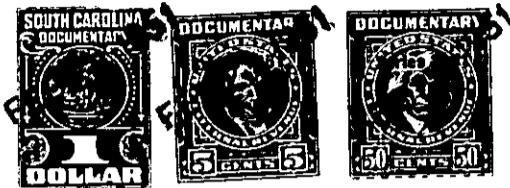


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

FEB 27 12 13 PM 1931

BLUE PAPER
R. M. C.



KNOW ALL MEN BY THESE PRESENTS. That We,.....
 Hovey L. Gilstrap and Carrel D. Gilstrap.....
 in the State aforesaid, in consideration of the sum of Four Hundred and no/100.....
 (\$400.00)..... Dollars
 to us..... in hand paid at and before the sealing of these presents
 by John W. Peden.....
 (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 John W. Peden, his Heirs and
 Assigns forever

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

County, State of South Carolina lying and being on the South side of Carolina Avenue near the City of Greenville, being known and designated as Lot No. 14 of Block "J", Section No. 5 on Plat of East Highlands Estates made by Dalton & Neves, Engineers, February, 1941, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "K", pages 78, 79, 80, and having, according to said plat the following metes and bounds, to wit:-

BEGINNING at an iron pin on the South side of Carolina Avenue, joint front corner of lots 14 and 15 of Block "J"; and running thence with line of lot no. 15, S. 14-00 E., 126.3 feet to an iron pin; thence N. 87-14 E., 69.6 feet to an iron pin in the center of a 4-foot strip reserved for a ditch and public utilities; thence along the center of said strip N. 19-46 W., 140 feet to an iron pin on the South side of Carolina Avenue; thence with the South side of Carolina Avenue along a curved line S. 76-34 W., 54.1 feet to the beginning corner.

There is located partly on the East side of this lot and partly on the West side of lot no. 13 adjoining, a 4 foot strip shown on the recorded plat, over which an easement is reserved for the purpose of cutting and maintaining a drain ditch to drain the property shown on said plat and for the purpose of placing or authorizing the placing of any public utilities thereon with the right to enter and maintain the same.

This property is conveyed subject to the following building 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 \$1,750.00.
- (4) The building line as shown on the recorded plat and also all restrictions shown on said plat are to be strictly adhered to.

264-9-14