

541 Plat 502

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

DEC 23 11 07 AM 1953



KNOW ALL MEN BY THESE PRESENTS, That I, Gladys B. Austin

in the State aforesaid, in consideration of the sum of Two Thousand Dollars

Two Thousand and No/ 100-----Dollars

to Me in hand paid at and before the sealing of these presents by Harold A. McGuffin

(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 Harold A. McGuffin

all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina

Known as Lot No 255 lying on the Northwestern Side of Mabel Avenue, being shown as Lot No. 255 on Plat of the Property of Robert J. Edwards, made by Dalton and Neves in May 1951, and having according to said Plat the following metes and bounds, to Wit:

Beginning at an iron pin on the Northwestern side of Mabel Avenue at the joint front corner of Lots Nos. 254 and 255, and running thence with the line of Lot No. 254 N. 47 W. 200 feet to an iron pin at the rear corner of Lot No. 202; thence with the rear line of lot No. 202, S. 43 W. 100 feet to an iron pin at the rear corner of Lot No. 256; thence with the line of Lot No. 256 S. 47 E. 200 feet to an iron pin on Mabel Avenue; thence with the Northwestern side of Mabel Avenue N. 43 E. 100 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration therefor:

- 1. That this property shall be used expressly for residential purposes.
- 2. No dwelling shall be built thereon to cost less than \$ 10,000.00, nor containing less than 1,200 square feet of floor space, exclusive of porches and breezeways.
- 3. No dwelling shall be constructed thereon out of concrete block.

The plat hereinabove referred to is recorded in the R. M. C. office for Greenville County in Plat Book EE, at pages 60-61.