

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, E. M. Smith conveyed the property described below unto Bagnal Nettles Builders Supply Company in December 1939 by deed recorded in Volume 220 at Page 262, R. M. C. office for Greenville, County, S. C., the said deed, however, containing an incomplete habendum which is now sought to be corrected, and

WHEREAS, the said property has since been transferred to H. Cleveland Beattie, by deed to be recorded, now, therefore,

Know all Men by these presents, that I, E. M. Smith

XXXXXXXXXXXXXXXXXXXX

in the State aforesaid
in consideration of the sum of One Dollar (and the recitals herein)

XXXXXX

to me in hand paid, at and before the sealing of these presents by
H. Cleveland Beattie, of Greenville,

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 H. Cleveland Beattie All my right, title and interest in and to

All that piece, parcel or lot of land in the city of Greenville Greenville County, State of South Carolina, on the west side of University Ridge, known and designated as Lot No. 9 on map No. 2 of Cleveland Terrace, property of W. C. Cleveland, as shown by plat made by Dalton & Neves, May 1931, and having according to said plat, the following mates and bounds, to wit:

Beginning at an iron pin on the west side of University Ridge at the joint of lots 8 and 9, and running thence with the joint line of said lots S. 88-27 W. 219 feet to a point on the east side of a 10-foot screen area; thence along the west side of said 10-foot screen area N. 5-16 W. 71.1 feet to an iron pin; thence N. 81-51 E. 295 feet to an iron pin on University Ridge; thence with said University Ridge S. 52-00 W. on a curved line 66.5 feet; thence still with University Ridge in a curved line S. 12-57 W. 66.5 feet to the beginning corner.

The lot hereby conveyed is subject to the following building restrictions:

1. No dwelling or other building is to be erected thereon closer than 50 feet to University Ridge.
2. The property is to be used solely for residential purposes.
3. No residence shall be erected on said lot costing less than \$4,000.00.
4. The said property shall not be disposed of or rented to any person of African descent.